



MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Wednesday, July 13, 2022, 2:00 P.M.
City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/89552358471?pwd=NWpTcmlybktTOGVvSWhaUnJoenlpZz09>

Password: 317815 Meeting ID: 895 5235 8471 Call in Phone #: 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

Note: A project will not be reviewed if the applicant or representative is not present at the meeting.

I. Call to Order:

II. Review of Minutes:

A. June 8, 2022 Meeting Minutes

III. Applications:

A. 1107 Bay Street, PIN R120 004 000 1038 0000, New Construction
Applicant: Cooter Ramsey, Architect (22-45 HRB.1)

The applicant is requesting a Change after Certification for the triplex currently under construction at 1107 Bay Street.

B. 1705 Duke Street, PIN R120 003 000 0788 0000, New Construction
Applicant: Wendell Varnes, Homeowner (22-29 HRB.1)

The applicant is requesting final approval for new construction of a single-family residence.

C. 500 Port Republic Street, PIN R120 004 000 0963 0000, Dock Extension
Applicant: Denis Wiener, Homeowner (22-38 HRB.1)

The applicant is requesting for a dock extension at 500 Port Republic Street.

D. 607 Harrington Street, PIN R120 004 000 600B 0000, Alteration/Addition
Applicant: Steve Tully, Homeowner (22-44 HRB.1)

HRB Meeting Agenda
July 13, 2022
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The applicant is requesting Final Approval of alterations/additions to an existing structure at 607 Harrington Street.

- E. 905 Harrington Street, PIN R120 004 000 0265 0000, Alteration/Addition**
Applicant: Tim Boring, Homeowner (22-48 HRB.1)

The applicant is requesting final approval to remove the enclosure around the front porch, paint the exterior, and replace front door and windows.

- F. 600 Charles Street, PIN R120 004 000 0608 0000, Alteration/Alteration**
Applicant: Steve Andrews, Engineer (22-33 HRB.1)

The applicant is requesting final approval to maintain/repair the steeple at the Baptist Church of Beaufort and has provided two options.

- G. 803 Prince Street, PIN R120 004 000 536B 0000, New Construction**
Applicant: Bill Chambers, Architect (22-39 HRB.1)

The applicant is requesting conceptual approval for new construction of a single-family residence at 803 Prince Street.

IV. Discussion

V. Adjournment



Historic District Review Board

Meeting Minutes – June 8, 2022

CALL TO ORDER

0:01:25

A meeting of the Historic District Review Board was held in-person on Wednesday, June 8, 2022 at 2:00 pm.

ATTENDEES

Members in attendance: Jeremiah Smith (Chairman), Mike Sutton (Vice-Chair), Stacy Applegate (Secretary), Maxine Lutz, and Michelle Prentice.

Staff in attendance: Jeremy Tate and Maria Short (Meadors Architecture)

REVIEW OF MINUTES

00:02:50

Motion: Mr. Sutton made a motion to approve the May 11 meeting minutes, with a correction that in Item C, 708 should be 708 King Street as well as the correction that Mr. Sutton seconded the motion for 313 Hancock; seconded by Ms. Applegate. Ms. Lutz recused herself. The motion passed unanimously (4-0).

All Historic District Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tgundler@cityofbeaufort.org.

APPLICATIONS

Mr. Smith recused himself from the board, Mr. Sutton acts as chairman.

- A. **601 Charles Street, PIN R120 004 000 0609 0000**, Alterations and Additions **00:03:57**
Applicant: Steve Andrews, Engineer (22-34 HRB.1)

The applicant is requesting final approval for addition of shade sails to a playground at 601 Charles Street.

Motion (0:12:40): Ms. Lutz made a motion to approve this application to add shade sails to the playground with the endorsement of the understory trees and against the trimming of crepe myrtle trees; seconded by Ms. Applegate. The motion passed unanimously (4-0).

Mr. Smith rejoins the board, acting as chairman.

- B. **507 Hamilton Street, PIN R120 004 000 0751 0000**, Alterations

0:13:29

Applicant: Ellen Gifford (22-26 HRB.1)

The applicant is requesting Final Approval for alterations to a single-family residence at 507 Hamilton Street.

Motion (0:24:30): Ms. Lutz made a motion to deny the request to replace windows with vinyl windows; seconded by Mr. Smith. Motion failed (1-4) to clear the record and begin a new motion after further board and staff discussion.

Motion (0:27:50): Ms. Lutz made a motion to deny that application for this particular vinyl window from Window Worlds; seconded by Ms. Prentice. Motion passed unanimously (5-0).

Ms. Prentice recused herself from the board.

C. **711 Duke Street, PIN R120 004 000 0427 0000**, Alterations

0:31:18

Applicant: George Reynolds, Homeowner (22-31 HRB.1)

The Applicant is requesting Final Approval for alterations to a single-family residence at 711 Duke Street.

Motion (0:48:55): Ms. Applegate made a motion to approve the application as submitted; seconded by Mr. Sutton. Motion passed unanimously (4-0).

Ms. Prentice rejoins the board.

D. **313 Hancock Street, PIN R120 004 000 0403 0569**, Alterations

0:49:20

Applicant: Bill Chambers, Architect (22-25 HRB.1)

The applicant is requesting conceptual approval for alterations to a single-family residence at 313 Hancock Street.

Motion (1:11:55): Mr. Sutton made a motion to approve the conceptual application as submitted with staff conditions noted; seconded by Ms. Lutz. Motion passed unanimously (5-0).

E. **1705 Duke Street, PIN R120 003 000 0131 0000**, New Construction

1:13:13

Applicant: Wendell Varnes, Homeowner (22-29 HRB.2)

The applicant is requesting final approval for new construction of a single-family residence.

Motion 1 (2:04:20): Mr. Sutton made a motion to approve the board-and-batten siding, seconded by Mr. Smith. Motion passed (3-2) with opposition from Ms. Lutz and Ms. Prentice.

Motion 2: (2:06:44): Mr. Sutton made a motion to approve preliminary approval based on staff's recommendations except #2 and board conditions that the windows be 2/2 windows and that the front door be ¾ panel with 2/2 window lite; seconded by Ms. Prentice. Motion passed unanimously (5-0).

DISCUSSION

2:08:00

The Board discussed the use of either Robert's Rules of Order or Rosenberg's Rules of Order. Ms. Lutz made a motion to return Board's Rules of Order to Robert's Rules of Order from Rosenberg's Rules of Order; seconded by Ms. Prentice. Motion passed unanimously (5-0) (2:12:30).

The Board discussed the dates for the next two work sessions concerning the contributing structures list update and above ground survey on Monday, June 13 at 2:00 p.m. and on Monday, June 20th at 2:00 p.m. to discuss the alternate materials list that Milner is providing. Board and staff also discussed the demolition letter and added that to the agenda for the June 13th work session.

ADJOURNMENT

2:28:23

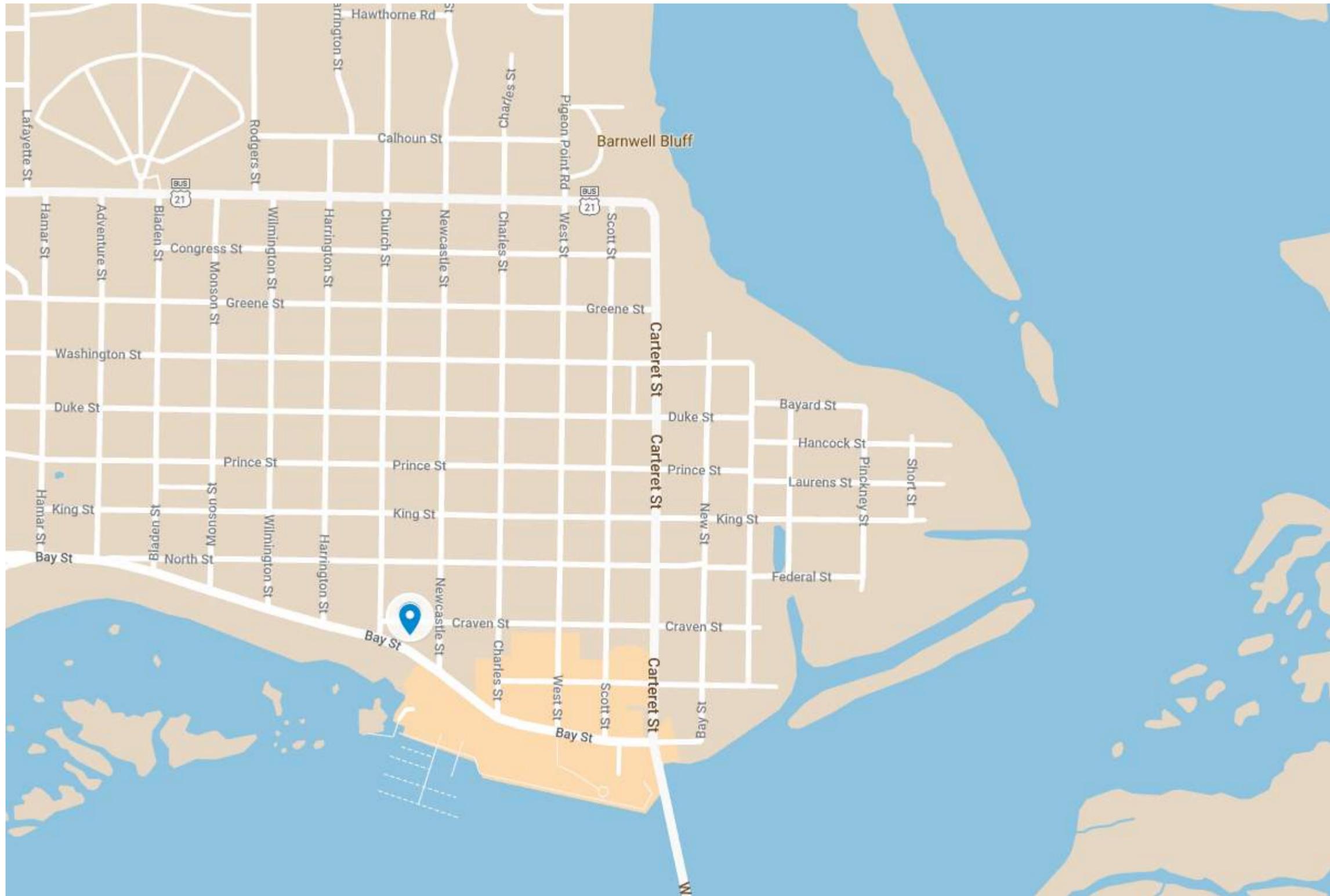
Motion: Mr. Sutton made a motion for adjournment at 4:48 pm, Ms. Applewhite seconded. The motion passed unanimously.

Chair

Date of approval

CITY STAFF INTRODUCTION

1107 Bay Street











CITY OF BEAUFORT
REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

May 27, 2022

Cooter Ramsey
Ramsey Architects, Inc.
1003 Charles Street
Beaufort, SC 29902

RE: 1107 Bay Street – New Construction – Unauthorized Changes to Approved Drawings

Dear Mr. Ramsey:

During a site visit to 1107 Bay Street on May 11, 2022, Staff became aware of several changes after certification that have not been approved by Staff or the HRB. Those deviations from the Certificate of Approval dated March 11, 2021, are noted below. Please note that the COA letter is tied to the drawing set presented at the March 10, 2021, HRB meeting and those drawings have a date of February 22, 2021. Subsequent permit drawings were submitted for review by Staff with the most recent submitted set dated September 22, 2021.

1. Cast stone parapet caps were approved for the top of parapet walls (see detail 7/sheet 12). It appears that the parapet caps are constructed of stucco.
2. Cast stone windowsills were approved for all windows within the stucco portions of the project (see detail 8 / sheet 13). It appears that the windowsills are constructed of stucco.
3. Painted wood brickmold was approved and permitted for all window surrounds within the stucco portions of the project (see details 7, 8, 9, & 10 / sheet 13). It appears that the brickmold is constructed of the stucco system.
4. The proposed colors and materials sheet dated February 22, 2021, lists the windows as black in color. Staff reviewed a Graco Window order submittal dated June 16, 2021, that changed the window spec to Marvin Elevate Series with Ebony exterior. It appears the windows that have been installed have a white exterior.

These deviations from the COA significantly change the appearance and texture (items 1-3) of the items noted above. These items must be corrected per the design approved in the COA and permit drawings dated September 22, 2021. Another option for you is to bring these changes before the HRB as an after-the-fact Change After Certification review.



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It is further noted that construction is not complete, and staff has not reviewed every item for full compliance. It should not be construed that the above list are the only deviations to the approved design. It is the applicant's responsibility to ensure that the construction progresses and is completed per the HRB approved design. Should items need to change for any reason, it is the responsibility of the applicant to cloud such changes on the drawings, submit to Staff for review, and discuss those changes and their approval process with Staff. Changes in the field cannot be made without prior approval from either City Staff or the HRB.

If you have any questions, feel free to call the Department of Community & Economic Development at (843) 525-7011.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Tate".

Jeremy Tate
Meadors Architecture

via email: cooter@allisonramseyarchitect.com

cc: file copy

APPLICANT PRESENTATION

1107 Bay Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: Application #: Zoning District:
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
*Requires a Bailey Bill - Part A Preliminary Review Application Form

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: Cooter Ramsey, Allison Ramsey Architects, Inc
Applicant Address: 1003 Charles Street
Applicant E-mail: cooter@allisonramseyarchitect.com Applicant Phone Number: 843-986-0559

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): Hank Hofford
Owner Address: 17 Lockwood Drive, 5th Floor, Charleston SC

Project Name: 1107 Bay Street
Property Address: 1107 Bay Street
Property Identification Number (Tax Map & Parcel Number): r120-004-000-845a-0000
Date Submitted: 06-17-2022

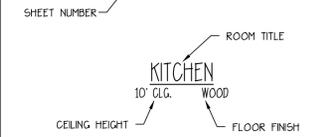
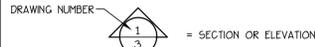
Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: R. Wayne Ramsey Jr. Date: 06-17-2022
Owner's Signature: [Signature] Date: 6/17/2022
(The owner's signature is required if the applicant is not the owner.)

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated April 16, 2021

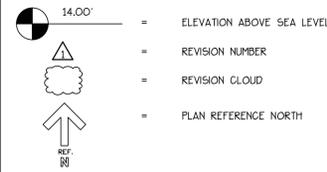
SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
28x60 = 2'-8" WIDE x 6'-0" HIGH



1 DRAWING TITLE

DETAIL OR ELEVATION NUMBER



⚡	SINGLE POLE SWITCH
⚡⚡	THREE WAY SWITCH
⚡⚡⚡	FOUR WAY SWITCH
⚡	DIMMER SWITCH
⚡	SPEED CONTROL
⚡	DUPLEX OUTLET
⚡	1/2 HOT OUTLET
⚡	WATER PROOF OUTLET
⚡	GROUND FAULT OUTLET
⚡	QUADRIPLEX OUTLET
⚡	SPECIALTY OUTLET
⚡	FLOOR OUTLET
⚡	TELEPHONE JACK
⚡	THERMOSTAT
⚡	TELEVISION JACK
⚡	VENT
⚡	VENT w/ LIGHT
⚡	SURFACE MOUNTED FIXTURE
⚡	RECESSED FIXTURE
⚡	WALL MOUNTED FIXTURE
⚡	FLOOD LIGHT
⚡	LED FIXTURE
⚡	CEILING FAN
⚡	STRIP LIGHTING
⚡	CEILING BOX
⚡	DOOR CHIME
⚡	ELECTRICAL PANEL
⚡	SMOKE DETECTOR
⚡	CARBON MONOXIDE DETECTOR

THE FOLLOWING SUMMARY REPRESENTS THE ARCHITECT'S UNDERSTANDING AND INTERPRETATION OF THE INTERNATIONAL BUILDING CODE (2018) AND ORDINANCES REFERENCED HEREIN AS THEY APPLY TO THE CONSTRUCTION DOCUMENTS.

APPLICABLE CODES
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
INTERNATIONAL PLUMBING CODE, 2018 EDITION
INTERNATIONAL MECHANICAL CODE, 2018 EDITION
INTERNATIONAL FIRE CODE, 2018 EDITION
INTERNATIONAL FUEL GAS CODE, 2018 EDITION
NATIONAL ELECTRIC CODE, 2017 EDITION

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A THREE STORY RESIDENTIAL TRIPLEX WITH FIRE SEPARATED UNITS.

WE HAVE PROVIDED A CODE ANALYSIS AND VERIFIED THE PLANNED BUILDING SPACES WERE DESIGNED TO MEET CURRENT CODE.

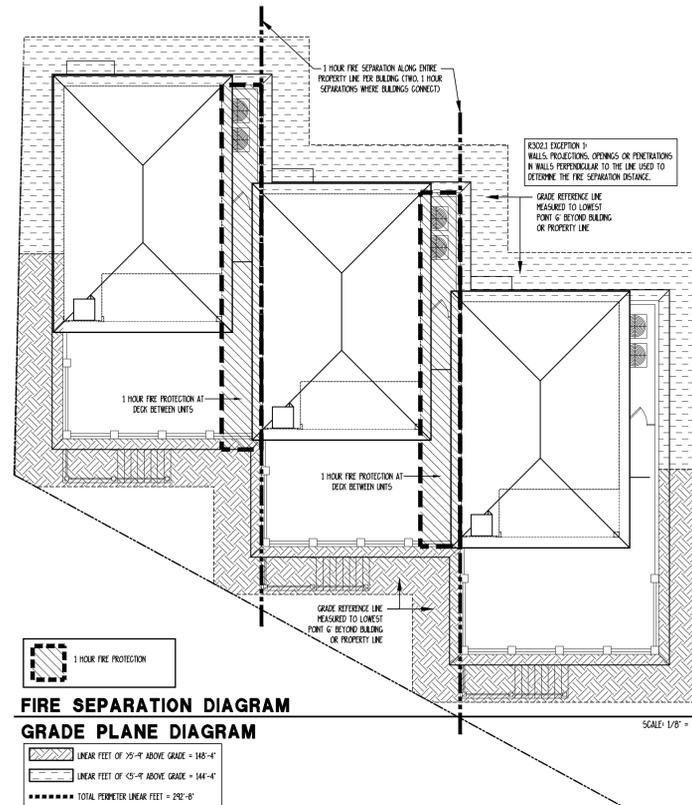
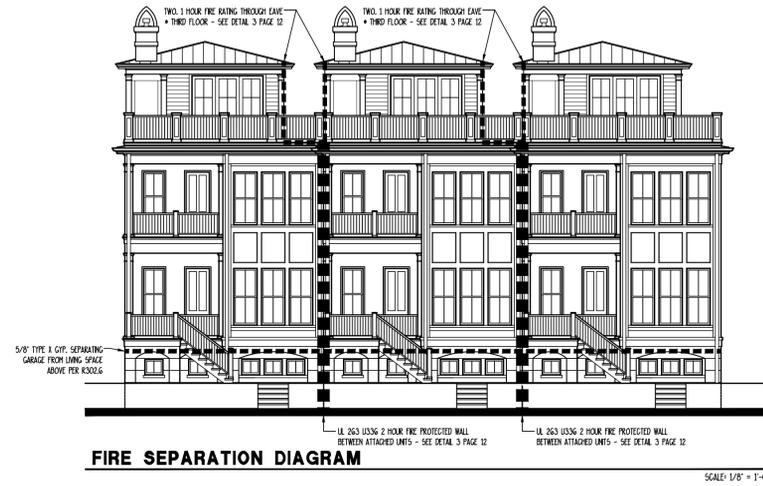
PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS A THREE STORY RESIDENTIAL TRIPLEX WITH FIRE SEPARATED UNITS. OF PARTICULAR INTEREST IS THE ALLOWANCE IN THE CODE TO REDUCE THE NUMBER OF STORES ABOVE GRADE PLANE. THE BASEMENT LEVEL (AS DEFINED IN THE IRC) DOES NOT COUNT AS A STORY ABOVE THE GRADE PLANE IF THE CONDITIONS OF SECTION R302 ARE SATISFIED. THIS DESIGN SATISFIES THE PRESCRIPTIVE ELEMENTS TO BE CONSIDERED AS A BASEMENT IN THE IRC AND NOT COUNT AS A STORY. WE ARE THEREFORE ONLY A 3 STORY BUILDING PER THE CODE AND FALL UNDER THE PURVIEW OF THE IRC.

IN CONFLICT, THE CITY OF BEAUFORT FLOOD ORDINANCE DOES NOT ALLOW BASEMENTS. HOWEVER, THE DEFINITION OF A BASEMENT IN THE FLOOD ORDINANCE IS "BASEMENT MEANS ANY ENCLOSED AREA OF A BUILDING WHICH IS BELOW GRADE ON ALL SIDES. BY DEFINITION, THE PROPOSED PROJECT IS NOT CONSIDERED TO HAVE A BASEMENT PER THE FLOOD ORDINANCE AS WE ARE ONLY BELOW GRADE ON THREE OF THE FOUR SIDES OF THE BUILDING. THEREFORE, THE DESIGN SATISFIES AND IS COMPLIANT WITH THE CITY OF BEAUFORT FLOOD ORDINANCE.

IRC TOWNHOUSE	<ul style="list-style-type: none"> R101.2 SCOPE: TOWNHOUSES NOT MORE THAN THREE STORES ABOVE GRADE
BASEMENT DOES NOT COUNT AS A STORY	<ul style="list-style-type: none"> STORY ABOVE GRADE PLANE R202 DEFINITION: IF THE FINISHED FLOOR LEVEL ABOVE THE LEVEL UNDER CONSIDERATION IS 6 FEET (1829 MM) OR LESS ABOVE THE GRADE PLANE, AND IS 6 FEET (1829 MM) OR LESS ABOVE THE FINISHED GROUND LEVEL FOR MORE THAN 50 PERCENT OF THE PERIMETER AND DOES NOT EXCEED 12 FEET (3658 MM) AT ANY POINT, THE FLOOR LEVEL UNDER CONSIDERATION IS A BASEMENT. BASEMENT R202 DEFINITION: A STORY THAT IS NOT A STORY ABOVE GRADE PLANE
FIRE-RESISTANT CONSTRUCTION	<ul style="list-style-type: none"> R313.1 2018 SOUTH CAROLINA IRC: SPRINKLER SYSTEM: NONE REQUIRED IN TOWNHOUSES TABLE R302.1(1): 1 HOUR PROTECTION BETWEEN EXTERIOR WALLS TABLE R302.1(1): 1 HOUR PROTECTION UNDER EAVES OR FIRE BLOCKING FROM WALL TOP PLATE TO UNDERSIDE OF ROOF SHEATHING R302.2.1: EACH TOWNHOUSE SHALL BE SEPARATED BY TWO 1-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLIES

CONCEPTUAL RENDERING



DRAWING INDEX

- 0 COVER SHEET
- 5 SITE PLAN
- 1 FOUNDATION PLAN
- 2 GROUND FLOOR PLAN
- 3 FIRST FLOOR PLAN
- 4 SECOND FLOOR PLAN
- 5 THIRD FLOOR PLAN
- 6 ELEVATIONS
- 7 ELEVATIONS
- 8 ELEVATIONS
- 9 ELEVATIONS
- 10 BUILDING SECTIONS
- 11 ROOF PLAN/ STREET ELEVATION
- 12 WALL SECTIONS/ DETAILS
- 13 DETAILS
- 14 GROUND FLOOR ELECTRICAL LAYOUT
- 15 FIRST FLOOR ELECTRICAL LAYOUT
- 16 SECOND FLOOR ELECTRICAL LAYOUT
- 17 THIRD FLOOR ELECTRICAL LAYOUT

GENERAL INFO.

AREA CALCULATIONS PER UNIT

GROUND FLOOR HEATED = 132 S.F.	COVERED PORCH = 425 S.F.
FIRST FLOOR HEATED = 991 S.F.	ROOFTOP DECK = 400 S.F.
SECOND FLOOR HEATED = 991 S.F.	GARAGE + STORAGE = 859 S.F.
THIRD FLOOR = 466 S.F.	
TOTAL HEATED = 2580 S.F.	

1105, 1107, 1109
BAY STREET
BEAUFORT, SOUTH CAROLINA

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Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 984-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN REVIEWED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES FOR ARCHITECTS IN THE STATE OF SOUTH CAROLINA. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THAT ALL APPLICABLE CODES AND ORDINANCES HAVE BEEN CONSIDERED IN THE DESIGN AND CONSTRUCTION OF THIS PROJECT.

DATE:	06/14/2022
JOB NO.:	20203
DWN. BY:	RWM
DWG. NAME:	20203.DWG

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1105, 1107, 1109 BAY STREET

BEAUFORT, SOUTH CAROLINA



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

1105, 1107, 1109
BAY STREET
 BEAUFORT, SOUTH CAROLINA

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DATE:	06/14/2022
JOB NO.:	20203
DWN. BY:	RWM
DWG. NAME:	20203.DWG

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1 LEFT ELEVATION

SCALE: 1/4" = 1'-0"

1105, 1107, 1109
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THIS PLAN HAS BEEN REVIEWED TO MEET PROFESSIONAL STANDARDS AND PRACTICES FOR ARCHITECTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE THE FOLLOWING INFORMATION TO THE CLIENT AND TO THE CONTRACTOR FOR THE WORK TO BE CONSTRUCTED FROM THIS PLAN.
VERIFY ALL CONDITIONS, DIMENSIONS AND MATERIALS WITH THE CONTRACTOR.
VERIFY ALL CONDITIONS, DIMENSIONS AND MATERIALS WITH THE CONTRACTOR.
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DATE:	06/14/2022
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DWG. NAME:	20203.DWG

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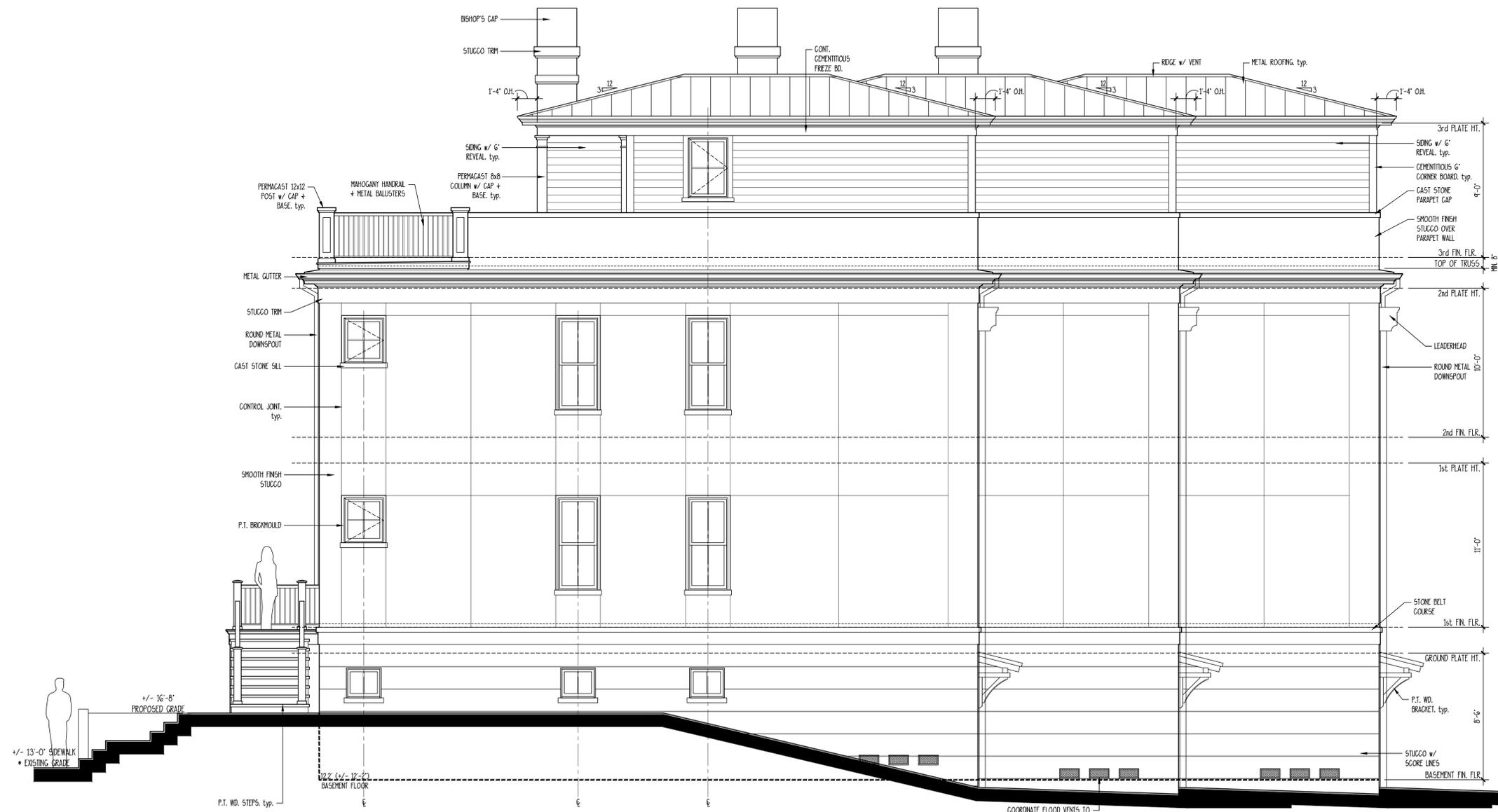
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DATE:	06/14/2022
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DWN. BY:	RWM
DWG. NAME:	20203.DWG

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1 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

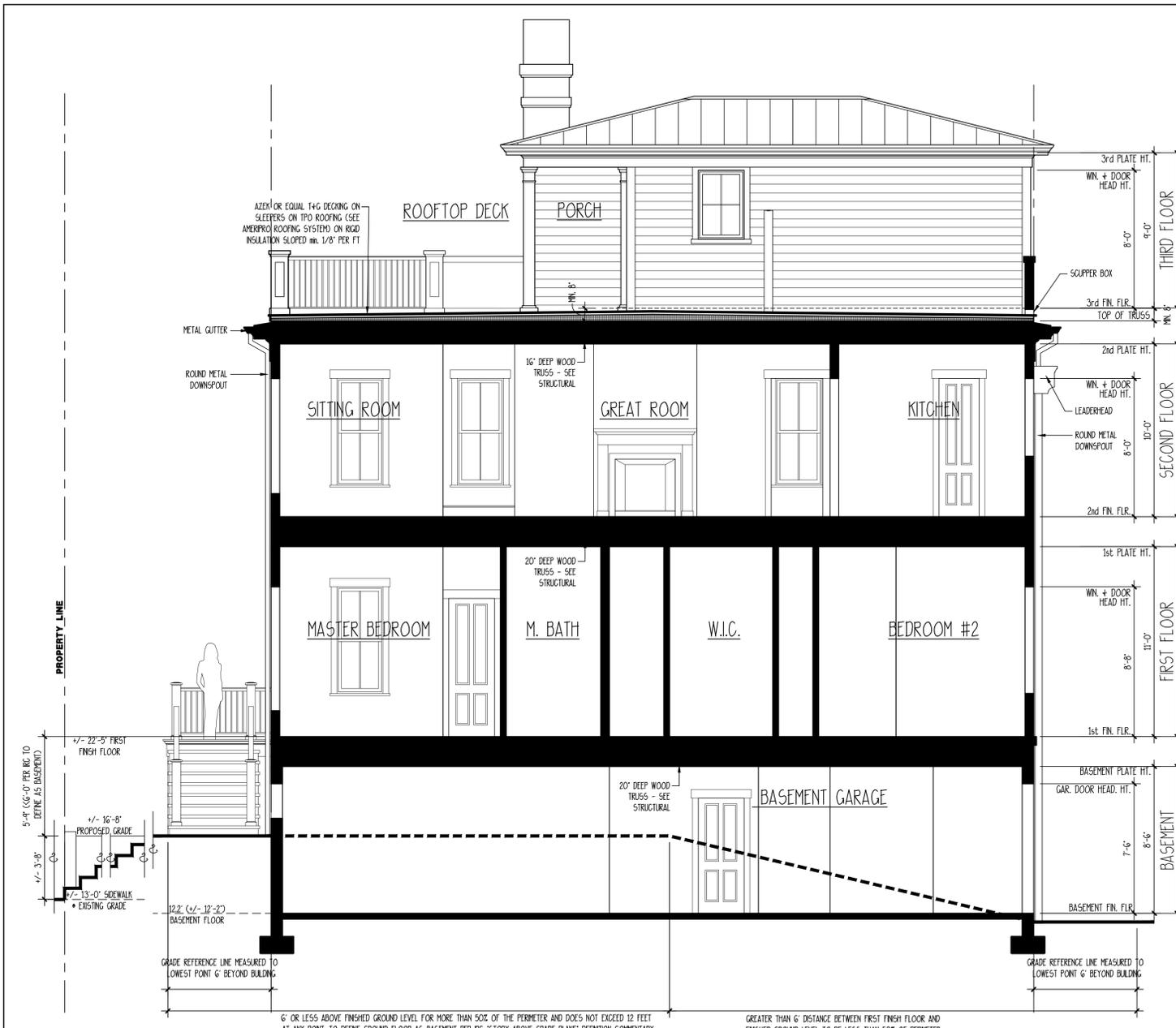
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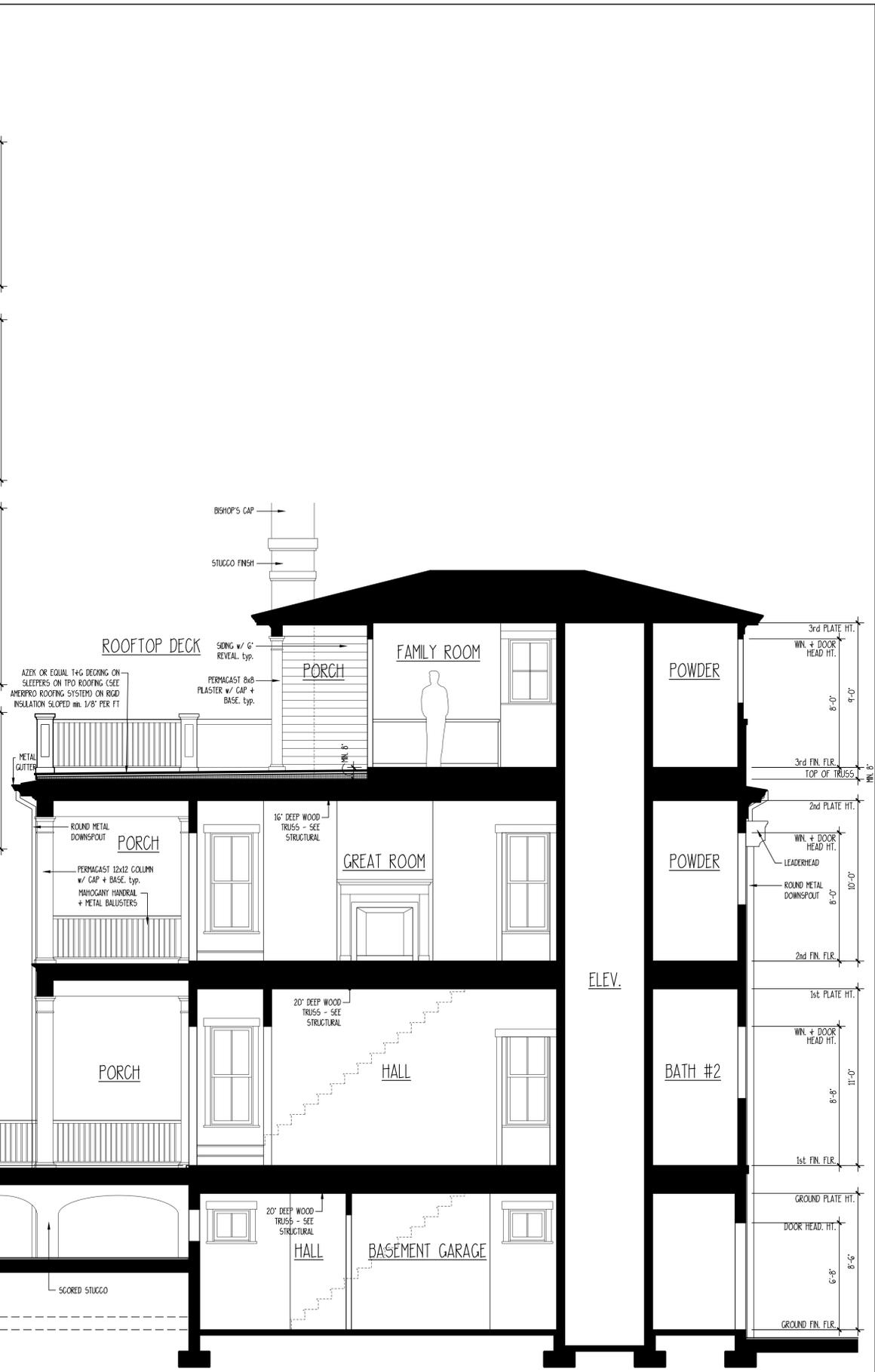
DATE:	06/14/2022
JOB NO.:	20203
DWN. BY:	RWM
DWG. NAME:	20203.DWG

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2 BUILDING SECTION

SCALE: 1/4" = 1'-0"



1 BUILDING SECTION

SCALE: 1/4" = 1'-0"

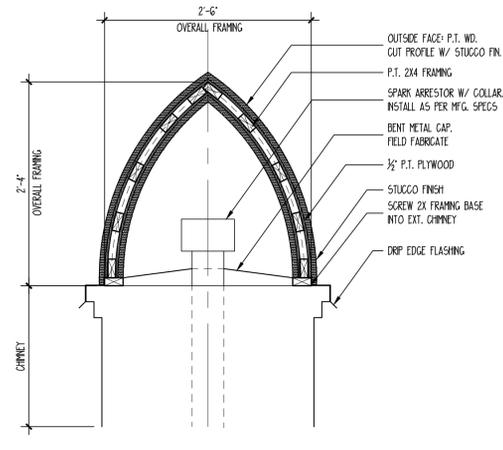
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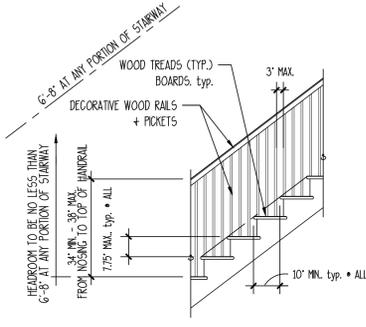
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DWG. NAME:	20203.DWG

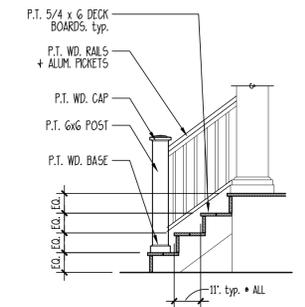
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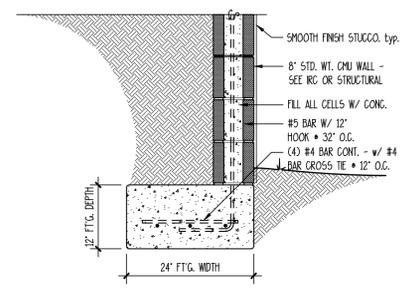
13 WOOD-FRAMED CHIMNEY CAP DETAIL
SCALE: 3/4" = 1'-0"



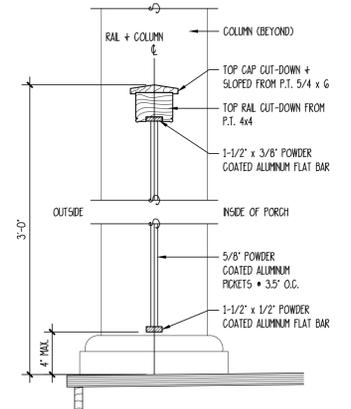
14 DETAIL • INT. STAIRS
SCALE: 3/8" = 1'-0"



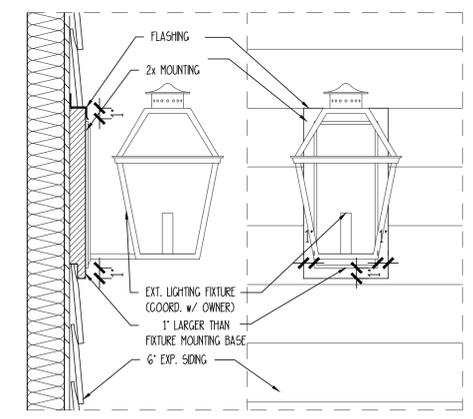
15 DETAIL • EXT. STAIRS
SCALE: 3/8" = 1'-0"



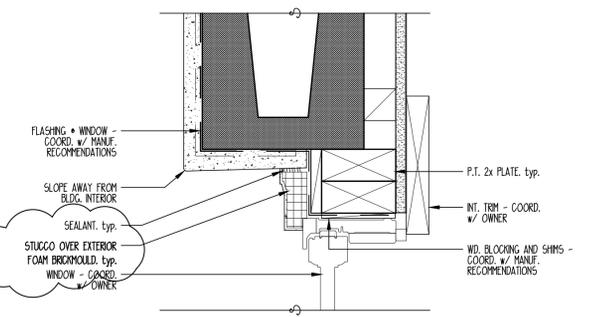
16 RETAINING WALL • BAY STREET



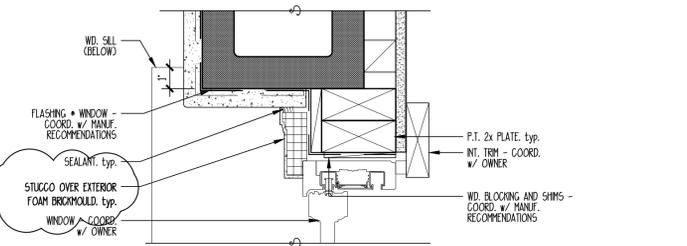
12 PICKET & RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



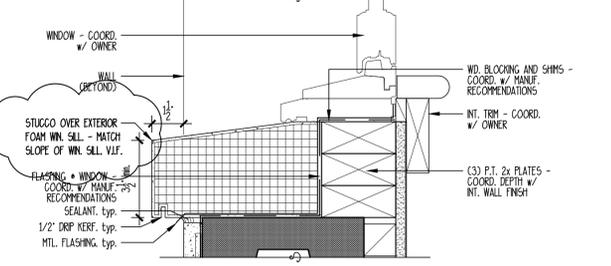
11 EXTERIOR LIGHTING MOUNT DETAIL
SCALE: 1 1/2" = 1'-0"



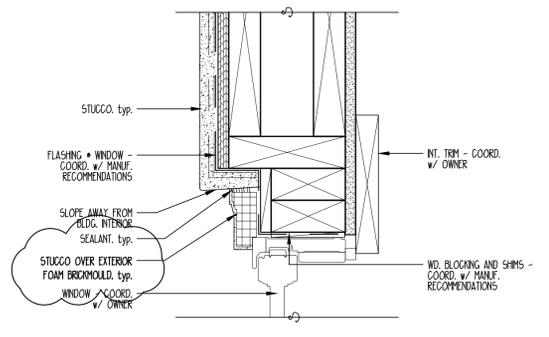
10 TYP. WINDOW & DOOR HEAD • CMU WALL
SCALE: 3" = 1'-0"



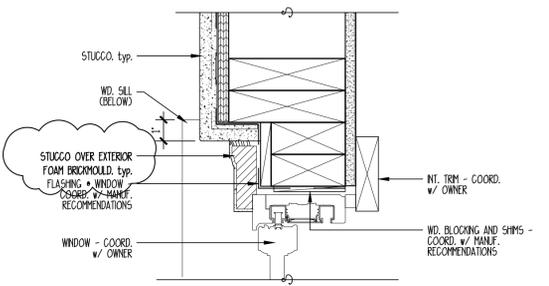
9 TYPICAL WINDOW & DOOR JAMB • CMU WALL
SCALE: 3" = 1'-0"



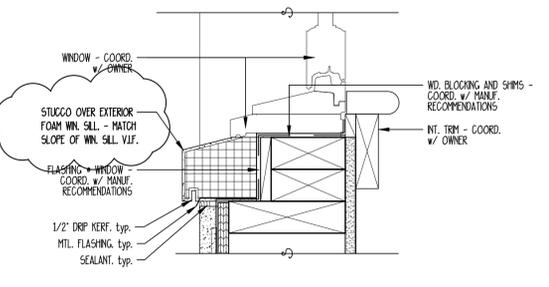
8 TYPICAL WINDOW SILL • CMU WALL
SCALE: 3" = 1'-0"



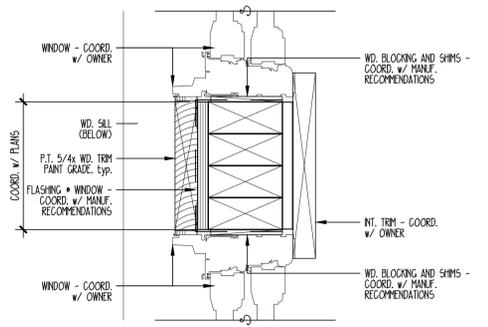
7 RECESSED WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



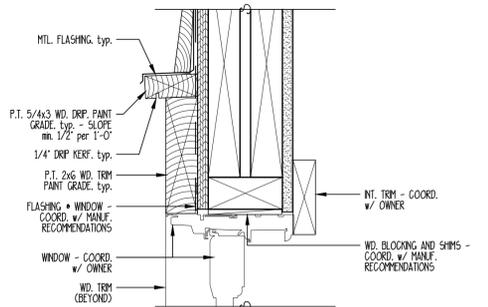
6 RECESSED WINDOW & DOOR JAMB
SCALE: 3" = 1'-0"



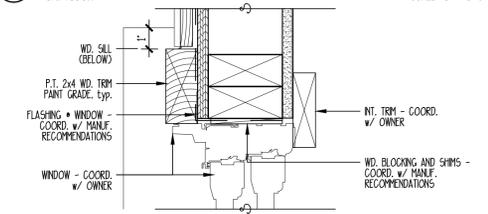
5 RECESSED WINDOW SILL
SCALE: 3" = 1'-0"



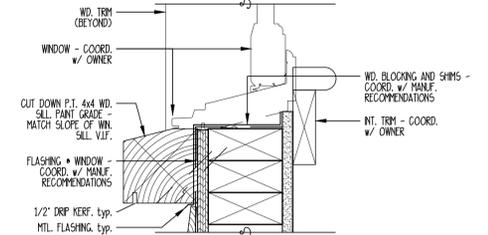
4 TYPICAL WINDOW JAMB • MULL
SCALE: 3" = 1'-0"



3 TYPICAL WINDOW & DOOR HEAD
3rd FLOOR SCALE: 3" = 1'-0"



2 TYPICAL WINDOW & DOOR JAMB
3rd FLOOR SCALE: 3" = 1'-0"



1 TYPICAL WINDOW SILL
3rd FLOOR SCALE: 3" = 1'-0"

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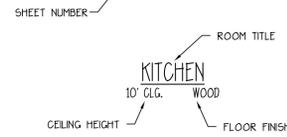
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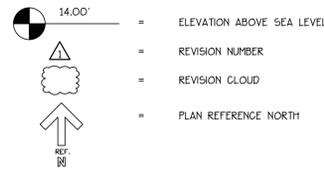
SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH



1 DRAWING TITLE

DETAIL OR ELEVATION NUMBER



⚡	SINGLE POLE SWITCH
⚡⚡	THREE WAY SWITCH
⚡⚡⚡	FOUR WAY SWITCH
⚡⚡⚡⚡	DIMMER SWITCH
⚡⚡⚡⚡	SPEED CONTROL
⊕	DUPLEX OUTLET
⊕	1/2 HOT OUTLET
⊕ WP	WATER PROOF OUTLET
⊕ GF	GROUND FAULT OUTLET
⊕	QUADRIPLEX OUTLET
⊕	SPECIALTY OUTLET
⊕	FLOOR OUTLET
⊕	TELEPHONE JACK
⊕	THERMOSTAT
⊕	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
○	SURFACE MOUNTED FIXTURE
○	RECESSED FIXTURE
○	WALL MOUNTED FIXTURE
○	FLOOD LIGHT
○	LED FIXTURE
○	CEILING FAN
○	STRIP LIGHTING
○	CEILING BOX
○	DOOR CHIME
○	ELECTRICAL PANEL
○	SMOKE DETECTOR
○	CARBON MONOXIDE DETECTOR

PREVIOUS DESIGN



CONCEPTUAL RENDERING

DRAWING INDEX

- 0 COVER SHEET
- 5 SITE PLAN
- 1 FOUNDATION PLAN
- 2 GROUND FLOOR PLAN
- 3 FIRST FLOOR PLAN
- 4 SECOND FLOOR PLAN
- 5 THIRD FLOOR PLAN
- 6 ELEVATIONS
- 7 ELEVATIONS
- 8 ELEVATIONS
- 9 ELEVATIONS
- 10 BUILDING SECTIONS
- 11 ROOF PLAN/ STREET ELEVATION
- 12 WALL SECTIONS/ DETAILS
- 13 DETAILS
- 14 GROUND FLOOR ELECTRICAL LAYOUT
- 15 FIRST FLOOR ELECTRICAL LAYOUT
- 16 SECOND FLOOR ELECTRICAL LAYOUT
- 17 THIRD FLOOR ELECTRICAL LAYOUT

GENERAL INFO.

AREA CALCULATIONS PER UNIT

GROUND FLOOR HEATED = 353 S.F. COVERED PORCH = 425 S.F.
FIRST FLOOR HEATED = 991 S.F. ROOFTOP DECK = 400 S.F.
SECOND FLOOR HEATED = 991 S.F. GARAGE + STORAGE = 535 S.F.
THIRD FLOOR = 466 S.F.
TOTAL HEATED = 2801 S.F.

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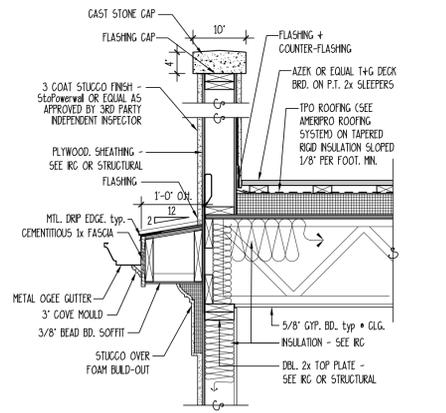
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1105, 1107 & 1109 BAY STREET

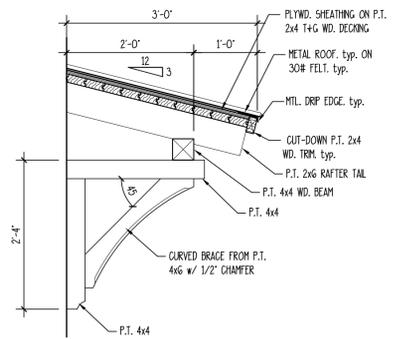
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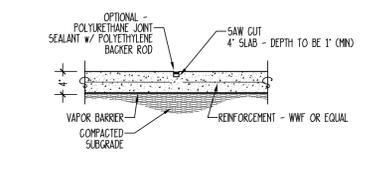
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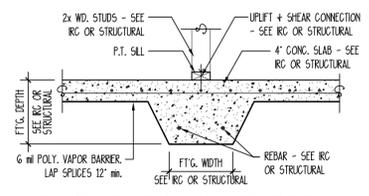
7 PARAPET SECTION
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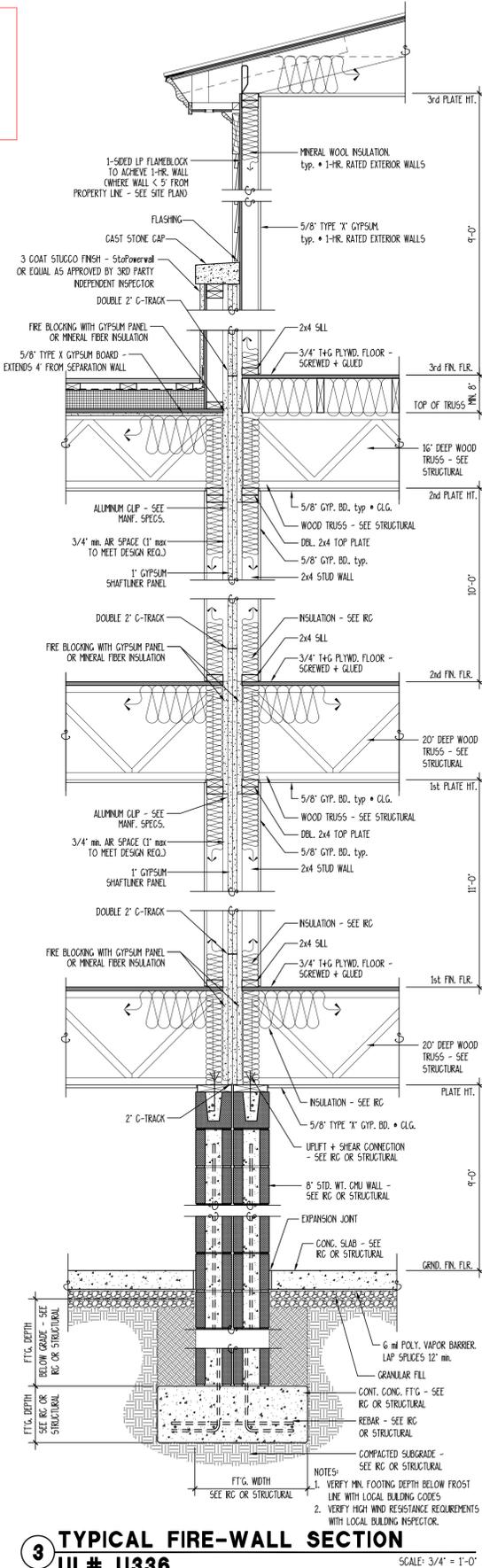
6 AWNING DETAIL
SCALE: 3/4" = 1'-0"



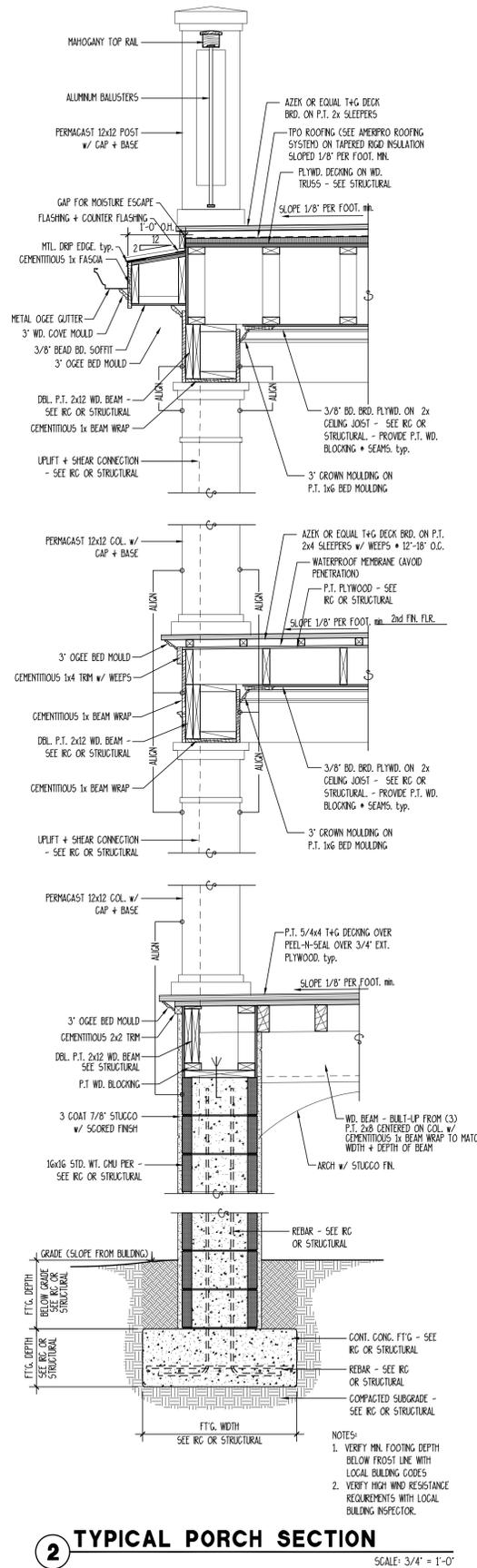
5 CONTROL JOINT DETAIL
SCALE: 3/4" = 1'-0"



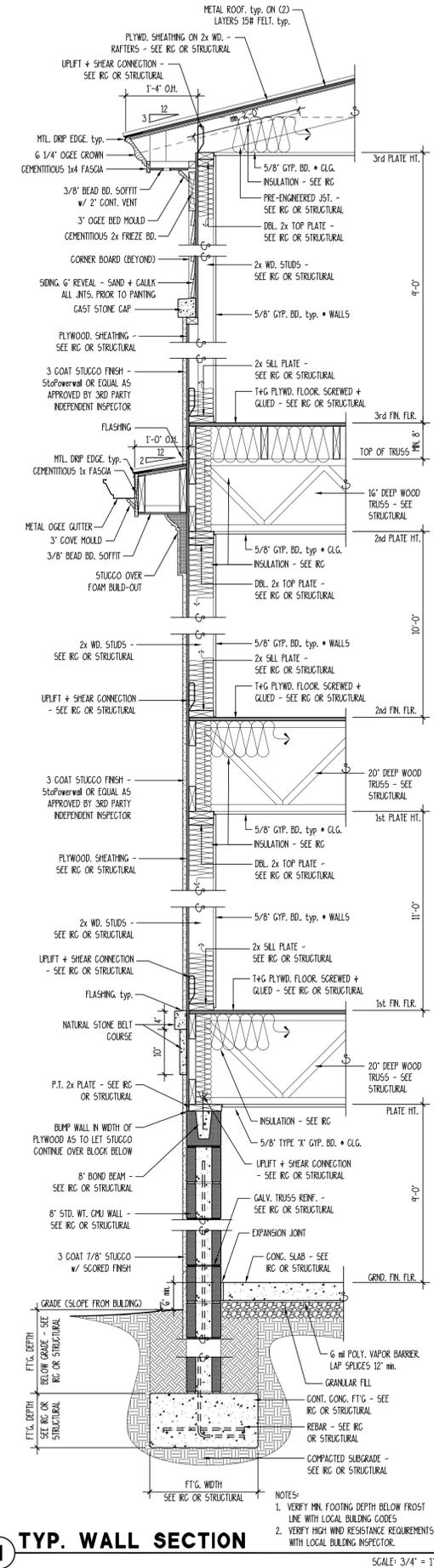
4 THICKENED SLAB DETAIL
NOT TO SCALE



3 TYPICAL FIRE-WALL SECTION
UL# U336
SCALE: 3/4" = 1'-0"



2 TYPICAL PORCH SECTION
SCALE: 3/4" = 1'-0"



1 TYP. WALL SECTION
SCALE: 3/4" = 1'-0"

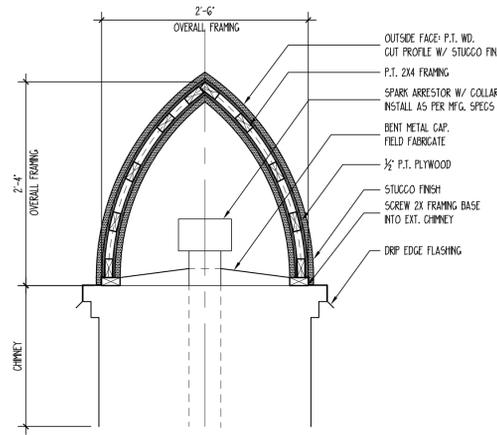
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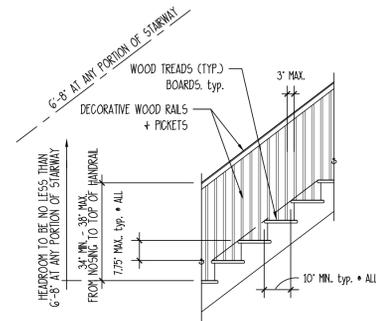
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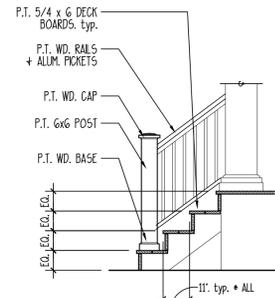
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13 WOOD-FRAMED CHIMNEY CAP DETAIL
SCALE: 3/4" = 1'-0"

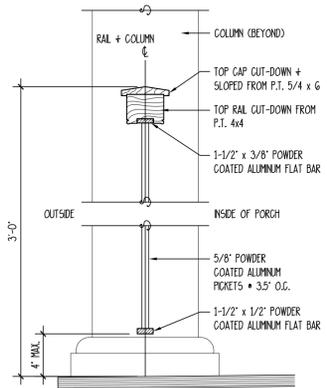


14 DETAIL • INT. STAIRS
SCALE: 3/8" = 1'-0"

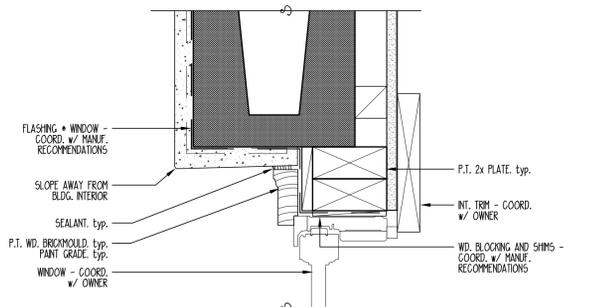


15 DETAIL • EXT. STAIRS
SCALE: 3/8" = 1'-0"

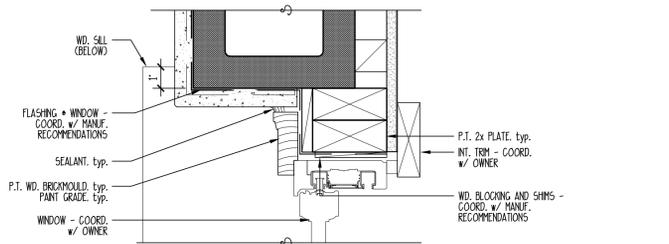
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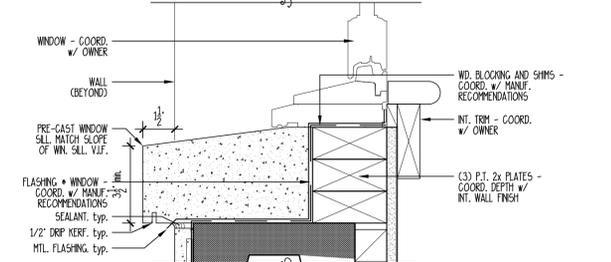
12 PICKET & RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



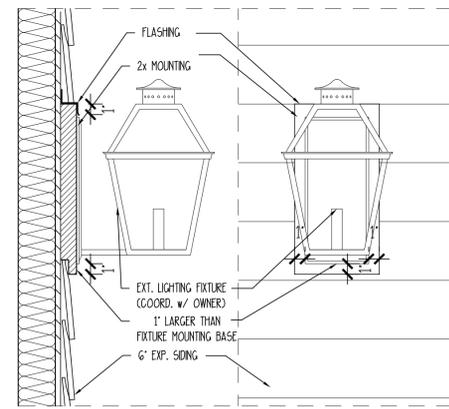
10 TYP. WINDOW & DOOR HEAD • CMU WALL
SCALE: 3" = 1'-0"



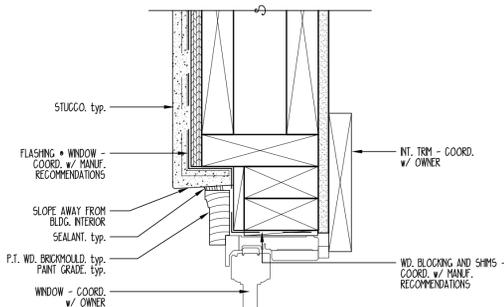
9 TYPICAL WINDOW & DOOR JAMB • CMU WALL
SCALE: 3" = 1'-0"



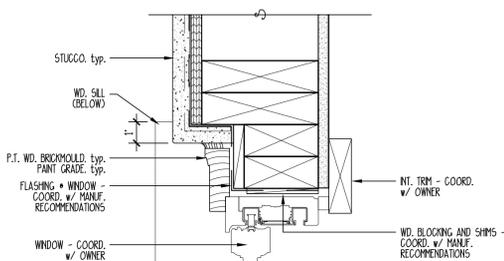
8 TYPICAL WINDOW SILL • CMU WALL
SCALE: 3" = 1'-0"



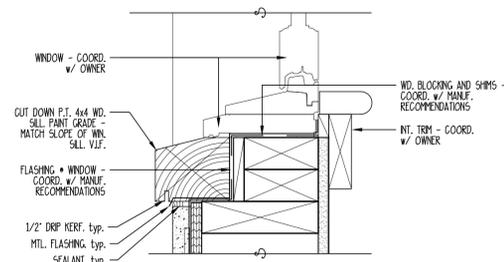
11 EXTERIOR LIGHTING MOUNT DETAIL
SCALE: 1 1/2" = 1'-0"



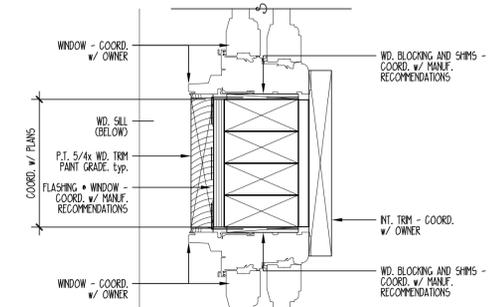
7 RECESSED WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



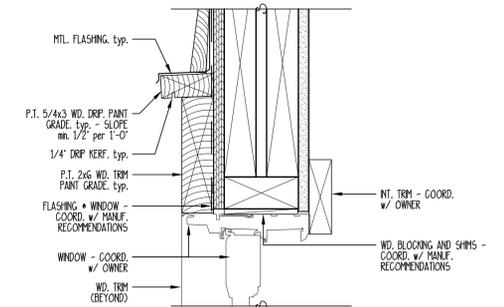
6 RECESSED WINDOW & DOOR JAMB
SCALE: 3" = 1'-0"



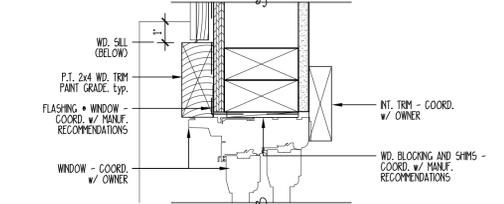
5 RECESSED WINDOW SILL
SCALE: 3" = 1'-0"



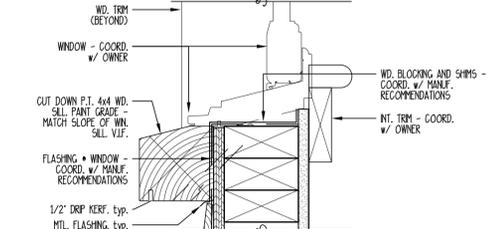
4 TYPICAL WINDOW JAMB • MULL
SCALE: 3" = 1'-0"



3 TYPICAL WINDOW & DOOR HEAD
3rd FLOOR SCALE: 3" = 1'-0"



2 TYPICAL WINDOW & DOOR JAMB
3rd FLOOR SCALE: 3" = 1'-0"



1 TYPICAL WINDOW SILL
3rd FLOOR SCALE: 3" = 1'-0"

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June 3, 2022

Jeremy Tate
City of Beaufort Review Board
1911 Boundary Street
Beaufort, SC 29902

Re: 1107 Bay Street – Change after certification

Jeremy,

Thank you for your notice. I met with the developer, owner, and builder this week on site and we reviewed the construction revisions along with the overall project. In general, I'd like to say that I am very pleased with the construction at 1107 Bay Street. Patterson is doing an excellent job and as you know with any construction project, issues always come up. I feel that all of the modifications below were made with the intent to improve this project. They were not done to "cut corners" or save on the budget. After you've reviewed this, please let me know your recommendation. If you don't feel these can be approved at a staff level, we will make application to the review board for the revisions. We apologize to adding this to your work load. We should have discussed these prior to the revisions, but communication between the team members failed us.

1. The cast stone on the top of the parapet was replaced with stucco detail to match. As you are aware, we have hired a 3rd party envelope specialist to ensure that the waterproofing of this building is warranted and is installed to the best industry standards. Based on recommendations from the 3rd party consultant and the builder, it was determined that the envelope would perform better if we replaced the cast stone parapet top with the stucco system. There were a few connections that raised some concerns and the stone was replaced. We are very pleased with this substitution and feel that the end result is a cleaner and better visual solution than originally approved.
2. The same issues applied to the window sills. The elevations called out for the upper levels to have a P.T. Wood sill in the window. This is a detail that we have done in the past but again, the envelope specialist and the builder both agreed that the building would perform better if we replaced the wood sill with the stucco system. We are very happy with the detail and installation of the stucco sill that they have done. We also believe that the end result is better than what was originally approved.
3. The same issue applied to the brick mould for the windows. We have matched the profile of the brick mould with the stucco system and are very happy with the end result.
4. After initial approval of the project, the developer expressed that he was not happy with the selection of the black windows. After some debate, we all agreed (builder/owner/architect) that replacing the black windows with a white window would be a more traditional look and was less likely to feel "trendy" over time. With that in mind, we ordered white windows. Unfortunately, in this case, I assumed that the builder was going to submit the new cut sheets and he assumed that we were. We simply didn't

communicate the revision and goofed. That being said, we do feel that the white windows have produced a better and more timeless end result.

In addition to the items listed above, we also discussed another item that we want to address as I am not sure if the cuts sheets were submitted to you and I wasn't sure if the submittals had been made to you by Patterson or not. They are:

5. Azek post and top handrail I.L.O. wood. I think this was submitted, but I want to make sure just in case.

Thank you,



Cooter Ramsey
Allison Ramsey Architects, Inc



1107 Bay 25 of 32



1107 Bay 26 of 32

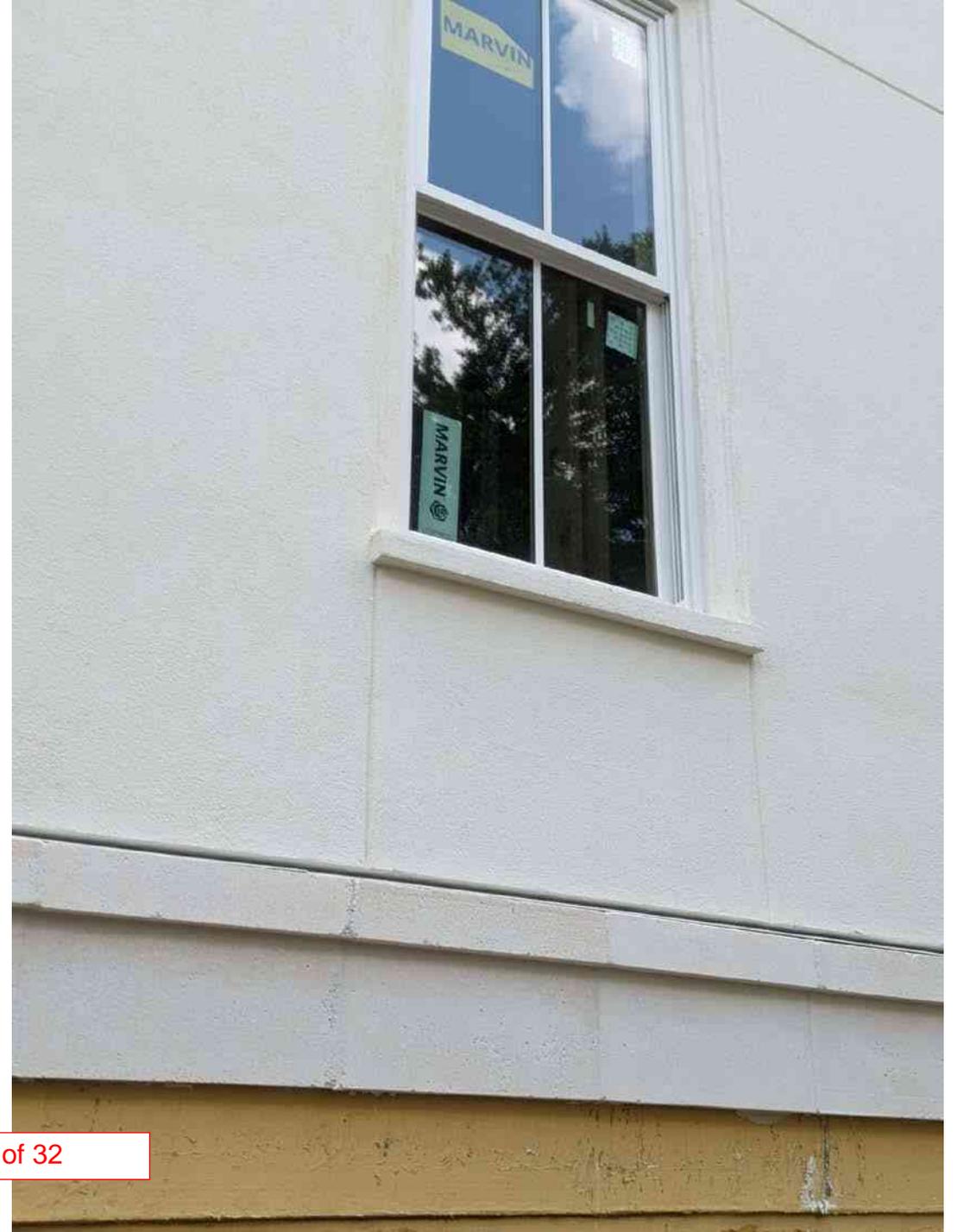


1107 Bay 27 of 32



1107 Bay 28 of 32







Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 July 2022

1 SUMMARY OF REQUEST

1107 Bay Street, New Construction

Applicant: Cooter Ramsey, Architect

The applicant is requesting a Change after Certification for the triplex currently under construction at 1107 Bay Street.

Background: This is the first submission received for the proposed project.

2 FACTS

Property Address:	1107 Bay Street
Parcel ID:	R120-004-000-1038-0000
Case Number:	22-45 HRB.1
Applicant:	Cooter Ramsey, Architect
Zoning:	T4-N
Use:	Triplex

District Development Standards for T4-N:

- **Setback requirements – Primary Structure:**
 - *Front – 0' min./15' max.*
 - *Rear setback – 10' min.*
 - *Side Corner/Alley – 0' min. /10' max.*
 - *Side Interior – 5' min, or 0' if attached.*
- **Maximum Building Height:** 2 stories min. at significant intersections/4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.
- **Frontage Build-Out:** 60% min./85% max.
- **Maximum Lot Coverage:** 70% maximum for rooftops, additional 10% allowed for total impervious coverage.

References:

- The Beaufort Code
- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement

3 STAFF COMMENTS

Staff Acknowledgements:

- A. Applicant is requesting a change after certification approval for the following items:
 - i. Install stucco parapet caps instead of previously approved cast stone parapet caps.
 - ii. Install stucco windowsills instead of previously approved cast stone windowsills.
 - iii. Install stucco brickmold at windows instead of previously approved painted wood brickmold at windows.
 - iv. Install white windows instead of previously approved black windows
 - v. Install stucco cornice under roof line instead of previously approved painted wood cornice.
- B. A copy of the Unauthorized Changes to Approved Drawings letter is included in the application packet.

Staff Conditions:

- 1. Staff supports the applicants use of white windows instead of the previously approved black windows.
- 2. Staff supports the applicants use of stucco windowsills instead of previously approve cast stone windowsills.
- 3. Staff supports the applicants use of stucco cornice under roof line instead of previously approved painted wood cornice.
- 4. Staff does NOT support the applicants use of stucco brickmold at window surrounds. The stucco system utilized has a slight texture that is atypical for brickmold material at window surrounds. Also, it is typical that the brickmold is painted in the same trim color as windows and not the stucco body color. Currently, with the stucco on both the body and brickmold, the windows have a less visual quality than what was previously approved. Staff understands the applicants desire for durability and watertightness of the envelope, but other options such as composite brickmold would have been a more appropriate substitute that would provide durability.
- 5. Staff does NOT support the applicants use of stucco parapet caps instead of cast stone parapet caps. The stucco system is not as durable as the cast stone caps would be especially given the occupiable roof top terrace. The stucco caps also provide a lower visual quality than the previously approved cast stone caps.

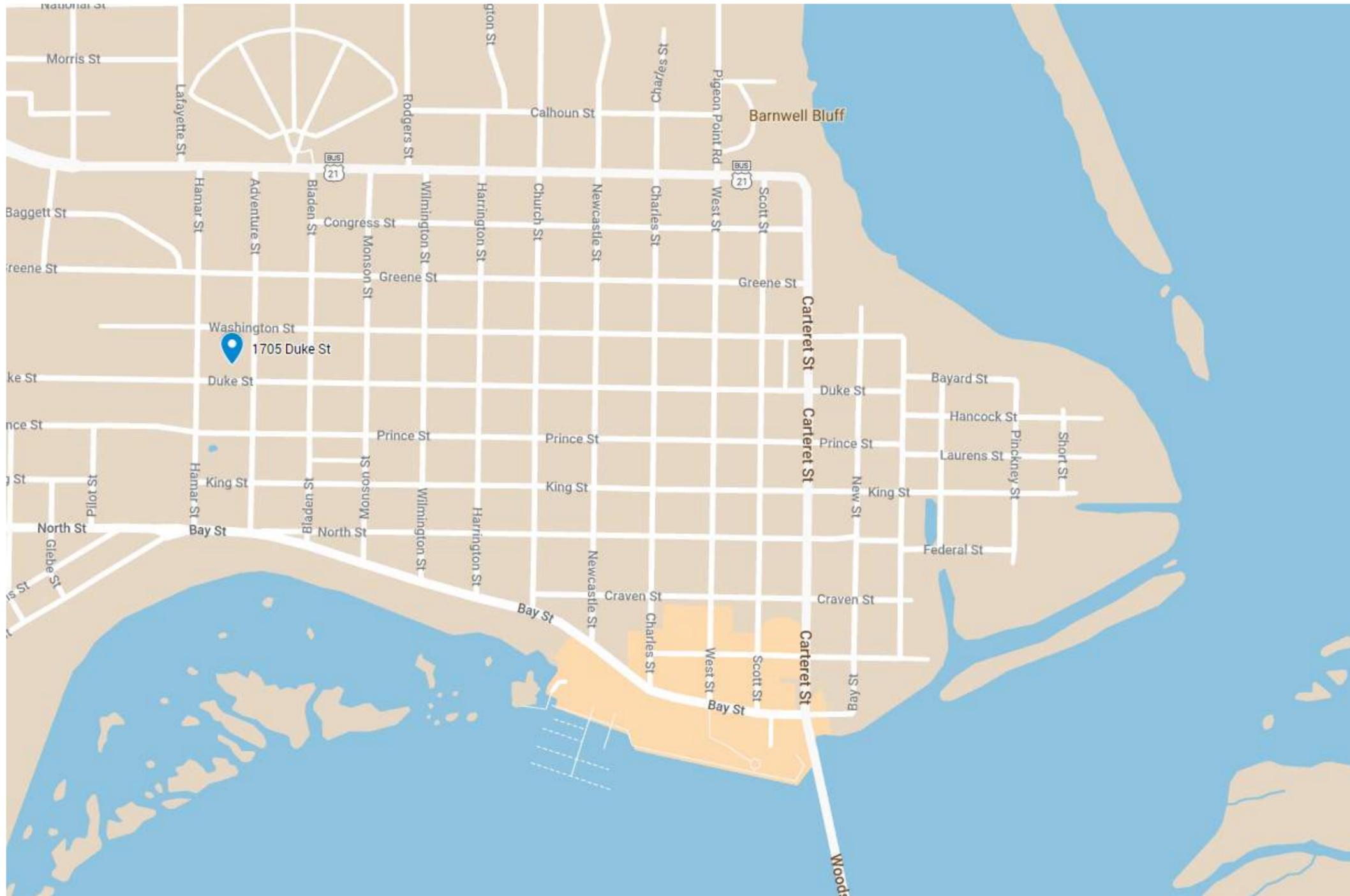
STAFF DECISION:

Denial of stucco at parapet caps and brickmold window surrounds.

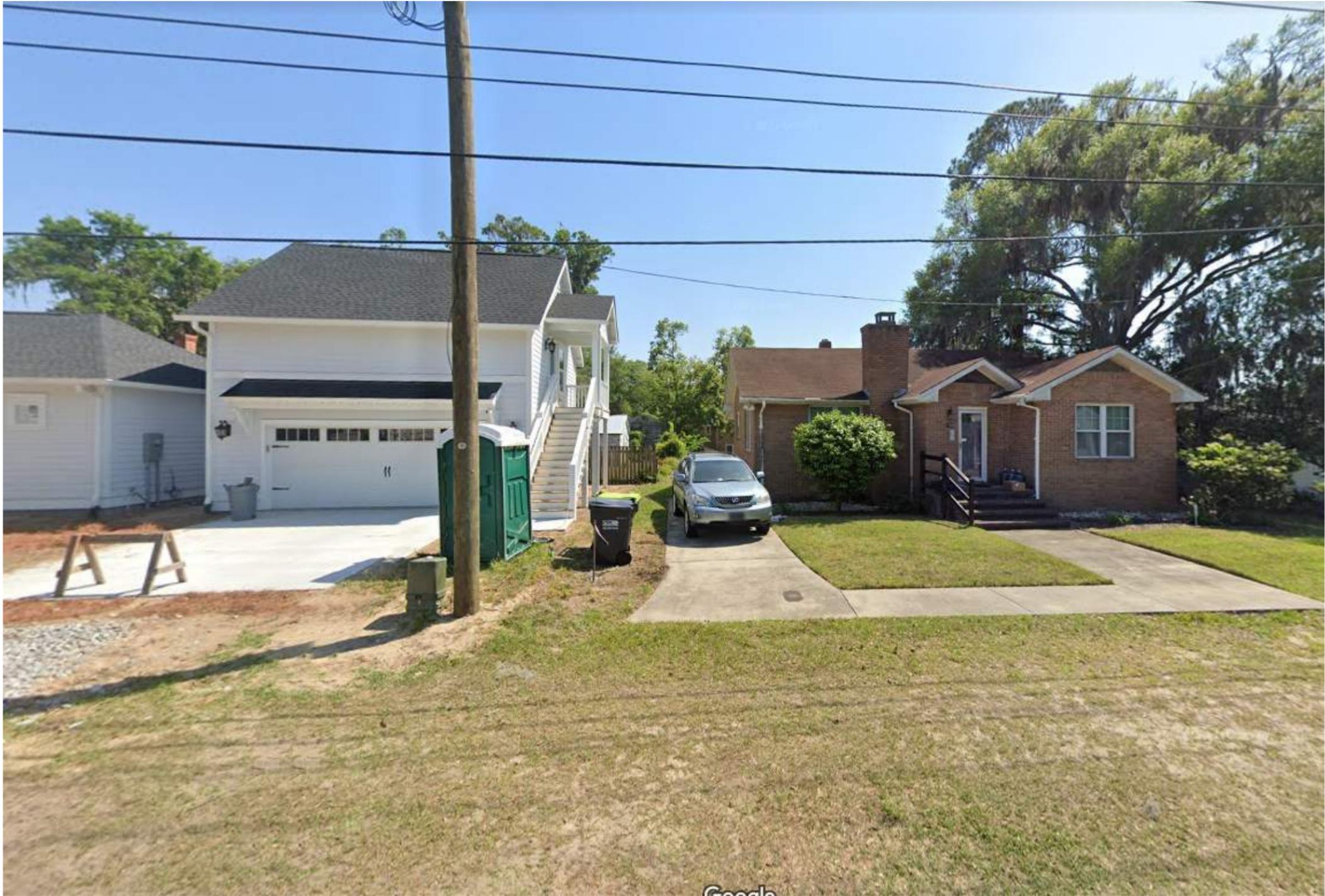
Final approval for white windows, stucco windowsills, and stucco cornice under roof line.

CITY STAFF INTRODUCTION

1705 Duke Street











APPLICANT PRESENTATION

1705 Duke Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Meadows 6/15
22-43 HRB.1

- Staff Review
- Board Review

pd already.

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 6/14 Application #: 23871 Zoning District: T4-HN
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/historic-review-board.aspx>

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
**Requires a Bailey Bill - Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: Wendell Varnes
Applicant Address: P.O. Box 4517, Beaufort, SC 29903
Applicant E-mail: Wendell@chsoflowcountry.com Applicant Phone Number: 843-522-3331

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: 1705 Duke Street Project

Property Address: 1705 Duke Street, Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120.003.000.0131.0000

Date Submitted: May 4, 2022

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Wendell Varnes Date: May 3 2022

Owner's Signature: Wendell Varnes Date: May 3 2022

(The owner's signature is required if the applicant is not the owner.)

See Section 4.19 of the Beaufort Code for complete information about Certificates of Appropriateness, and Section 4.7 for complete information about the Historic Review Board. This form is also available online at www.cityofbeaufort.org (updated April 30, 2022)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: 1705 Duke Street Project

Property Size in Acres: .15 Proposed Building Use: Private Residence

Nature of Work (check all that apply):

- New Construction, Primary Structure □ New Construction, Primary Structure □ Alterations / Additions
□ Demolition* □ Relocation* *Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
House: downstairs 1288, upstairs 968 Garage: 576

Is this project a redevelopment project: □ Y [X] N

Are there existing buildings on the site? □ Y [X] N if yes, will they remain? □ Y □ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

This proposal is to build a new house on an empty lot at 1705 Duke Street in the Northwest Quadrant of the Beaufort Historical District. The house will be one and a half story with a one and a half story garage as a separate building.

CONTACT INFORMATION -

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9-10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 9-7 for complete information about the Historic Review Board. This form is also available online at www.cityofbeaufort.org (updated April 16, 2021)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: Application #: Zoning District:
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

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Applicant Address: P.O. Box 4517, Beaufort, SC 29903

Applicant E-mail: Wendell@chsoflowcountry.com Applicant Phone Number: 843-522-3331

Applicant Title: Homeowner Tenant Architect Engineer Developer

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(The owner's signature is required if the applicant is not the owner.)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

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Nature of Work (check all that apply):

- New Construction, Primary Structure □ New Construction, Primary Structure □ Alterations / Additions
□ Demolition* □ Relocation* *Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

House: downstairs 1288, upstairs 968 Garage: 576

Is this project a redevelopment project: □ Y [checked] N

Are there existing buildings on the site? □ Y [checked] N if yes, will they remain? □ Y □ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

This proposal is to build a new house on an empty lot at 1705 Duke Street in the Northwest Quadrant of the Beaufort Historical District. The house will be one and a half story with a one and a half story garage as a separate building.

Blank lines for additional project narrative text.

CONTACT INFORMATION -

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated April 16, 2021



CITY OF BEAUFORT
HISTORIC REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

DECISION LETTER

June 14, 2022

Wendell Varnes
PO Box 4517
Beaufort, SC 29903

RE: 22-29 HRB.1 1705 Duke Street – New Construction

Dear Mr. Varnes:

On June 8, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for new construction in the Northwest Quadrant located at 1705 Duke Street. The HRB voted approve your preliminary application for new construction with Staff conditions except for condition #2. Additionally, the Board approves the use of board-and-batten siding. The applicant is also to use 2 over 2 windows and that the front door be a three-quarter panel with a 2 over 2 lite.

Staff Conditions of Preliminary Approval:

1. Section 5.3.1.A of the Beaufort Code requires 2 overstory trees for this property (1 per every 4,000 sf). Section 5.3.2.B allows the applicant to count 2 understory trees for 1 overstory tree. The applicant has proposed 2 understory trees. Applicant to add an additional overstory tree or two additional understory trees to meet this requirement.
- ~~2. Staff recommends revising placement of fenestration on the rear façade beneath the covered and screened porch so that fenestration is centered within porch bays per page 28 of the Beaufort Preservation Manual Supplement.~~
3. Regarding the Left Side elevation, Staff recommends that the Applicant add 2 vertical muntin bars within each kitchen/utility room window unit to mimic the upper sash of the window in the office. Applicant and Board to note that these windows must have exterior muntins per Section 4.6.3.C.ii of the Beaufort Code.
4. Also on the Left Side Elevation, the dormer window should have vertical muntins to match the other windows on this façade.
5. On the rear elevation, Staff recommends that the Applicant adjust the rear porch foundation, columns, and roof so that the edge of the porch roof terminates inboard of the corner boards of the main house structure to match the adjustments that were made to the front porch.

6. The window details on Sheet 7 note that “window grills and spacers [are] to be exterior.” Applicant to provide cutsheet of proposed windows denoting exterior grilles with spacer bar. Applicant to note that spacer bars should be placed between the glass, while the grilles are exterior. The cut sheet in the Accompanying Details and Materials booklet still shows grilles between the glass. Please ensure all documents are fully coordinated in future submissions.
7. Page 9 of the Details/Materials Booklet describes the front and back porches as being “built on piers with white hog fencing between the piers.” Staff is in support of this detail and of how the porch foundations are drawn in the elevations. The porch section on page 7 shows a concrete porch floor and concrete porch foundation with stucco and does not show the wood decking and skirt board that appear to be drawn in the elevations. Applicant to clarify which drawings are correct and ensure that all coordinate in future submissions.
8. On the Front, Rear, and Left elevations of the garage, Staff recommends that the applicant bring the door casing down to the bottom of the door sill and interrupt the skirt board rather than terminate the casing at the top of the skirt board as shown.
9. Staff is not in support of the mixture of roofing materials proposed on the main house roof plan and recommends that the applicant either select all metal roofing or all asphalt shingle roofing.
10. Applicant to submit an actual paint color name and number for the proposed “white” to be used on the body and trim of the house as well as the proposed “black” to be used on the window and door trim.
11. Staff supports the proposed black windows. However, Staff finds the relationship between the proposed door and window trim color and the proposed accent color to be too harsh. Staff recommends changing the door and window trim color to be white.
12. Regarding the proposed garage door on the carriage house, Staff does not support an 18’ wide garage door and recommends the applicant divide this door into two vertically proportioned doors with wall space in between.
13. Applicant to provide cut sheets for proposed exterior ceiling fans shown on Sheet 5.
14. Staff recommends that the front door be a three-quarter glass door with a small panel at the bottom rather than a full lite.

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

Sincerely,

Jeremiah Smith, Chair
Historic Review Board

email: Wendell@chsoflowcountry.com

cc: file copy



ADJACENT EXISTING RESIDENCE AT 1709 DUKE STREET
(DIMENSIONS APPROXIMATE)

ADJACENT RESIDENCE TO BE BUILT AT 1707 DUKE STREET

PROPOSED RESIDENCE AT 1705 DUKE STREET

STREET ELEVATION

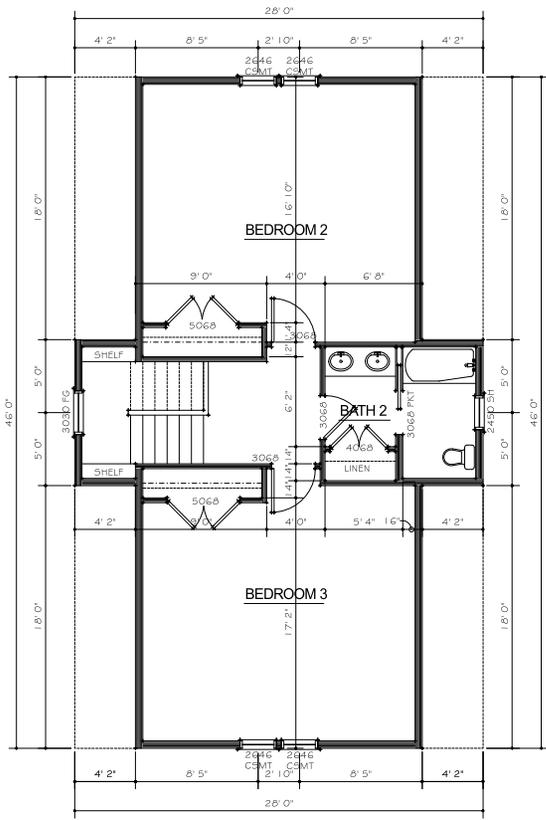
SCALE: 1/4" = 1' 0"

CURRENTLY UNUSED
LOTS AT 1701 & 1703
DUKE STREET

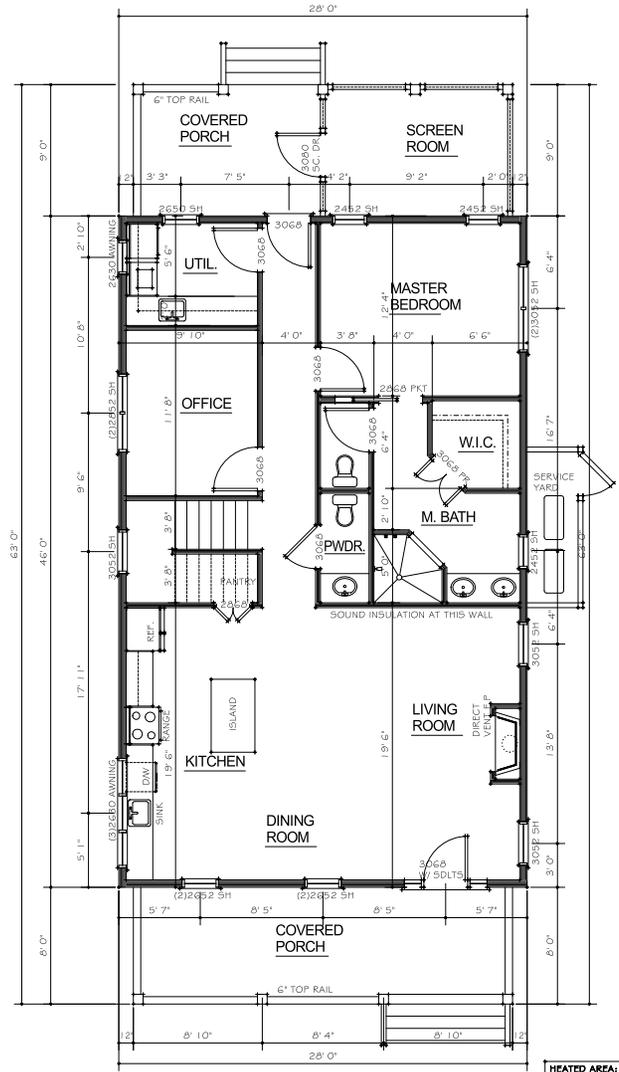
MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN MJB
DATE JUNE 10, 2022
JOB NO.
SHEET NUMBER S2
OF SHEETS



UPPER FLOOR PLAN
SCALE : 1/4" = 1'-0"



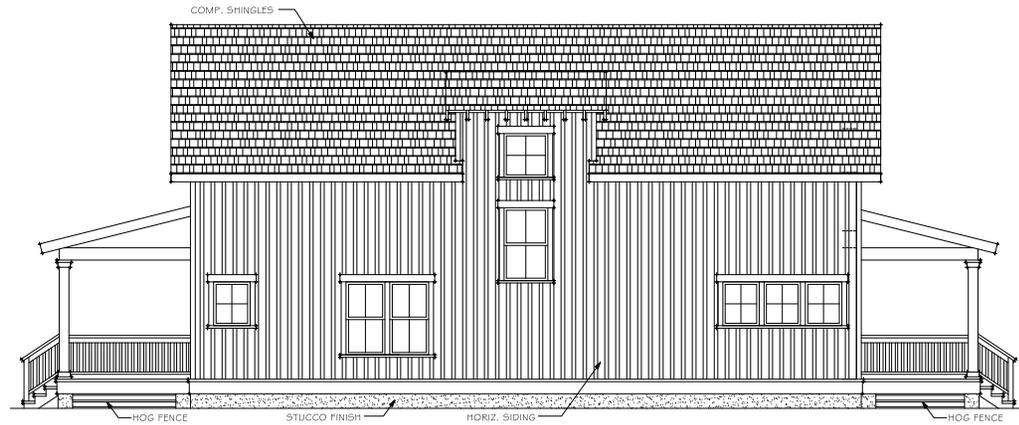
MAIN FLOOR PLAN
SCALE : 1/4" = 1'-0"

HEATED AREA:
FIRST FLOOR - 1266 SQ. FT.
SECOND FLOOR - 986 SQ. FT.
TOTAL - 2276 SQ. FT.

MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 364-0496

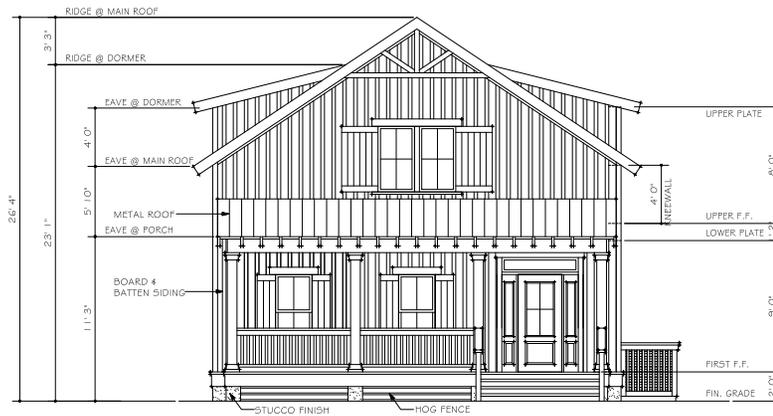
A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN
MJB
DATE
JUNE 2, 2022
JOB NO.
SHEET NUMBER
1
OF SHEETS



LEFT SIDE ELEVATION

SCALE = 1/4" = 1' 0"



FRONT ELEVATION

SCALE = 1/4" = 1' 0"

MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN
MJB

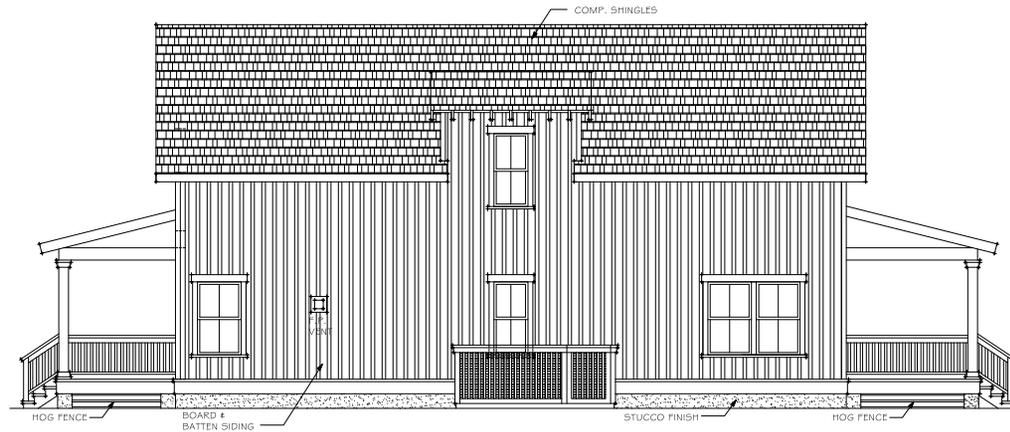
DATE
JUNE 10, 2022

JOB NO.

SHEET NUMBER

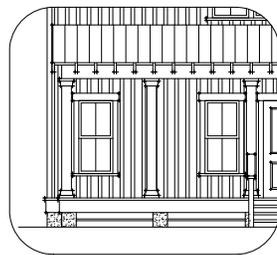
2

OF SHEETS

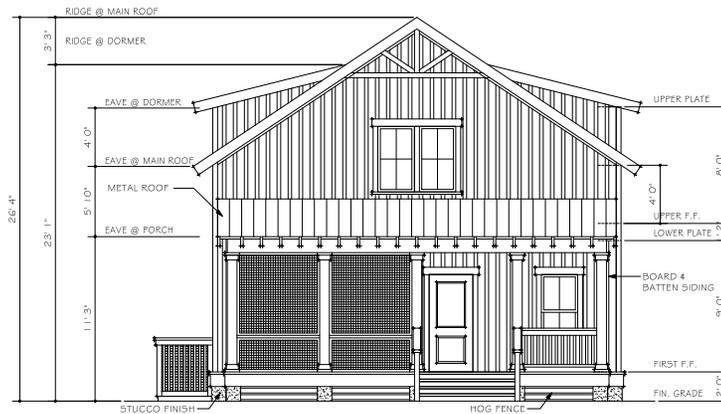


RIGHT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



VIEW BEYOND SCREEN



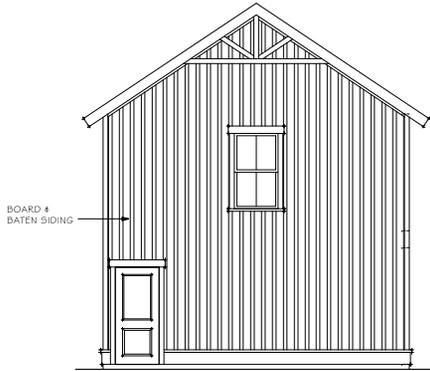
REAR ELEVATION

SCALE : 1/4" = 1' 0"

MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

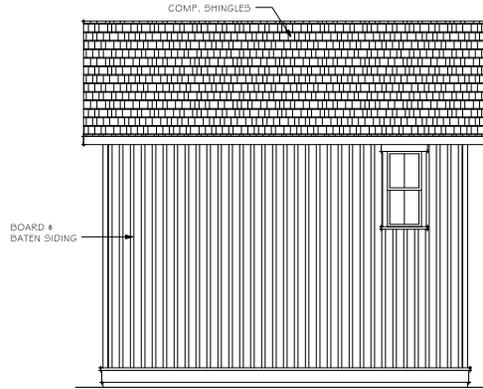
A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN MJB
DATE JUNE 10, 2022
JOB NO.
SHEET NUMBER 3
OF SHEETS



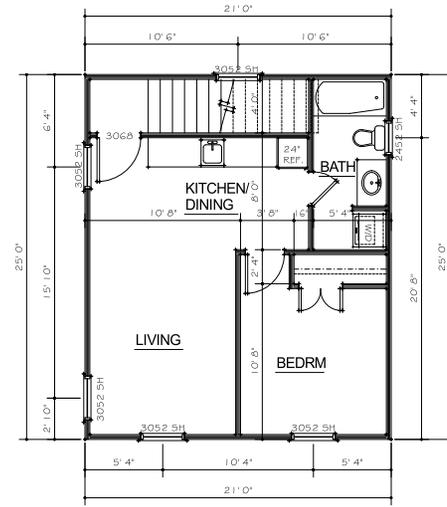
REAR ELEVATION

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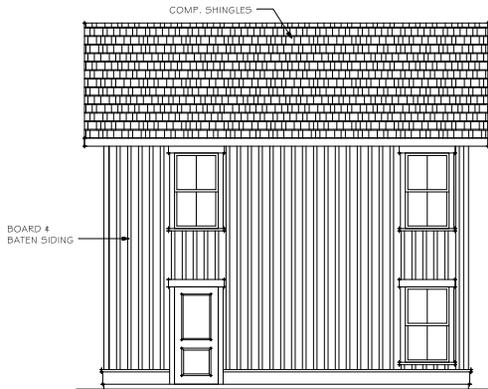
RIGHT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



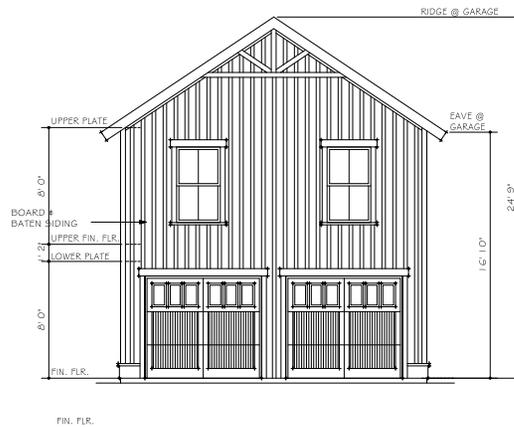
UPPER FLOOR PLAN

SCALE : 1/4" = 1' 0"



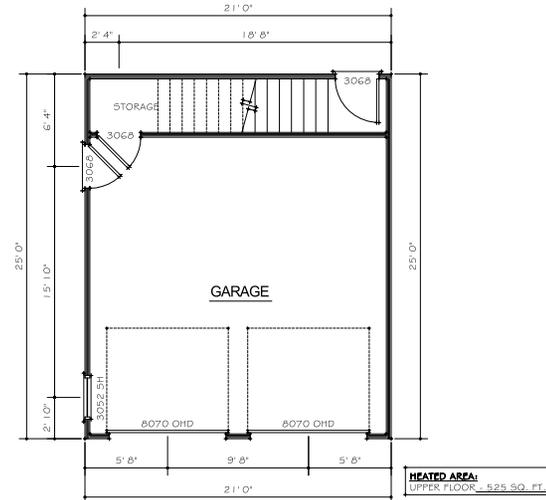
LEFT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



FRONT ELEVATION

SCALE : 1/4" = 1' 0"



GARAGE PLAN

SCALE : 1/4" = 1' 0"

MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

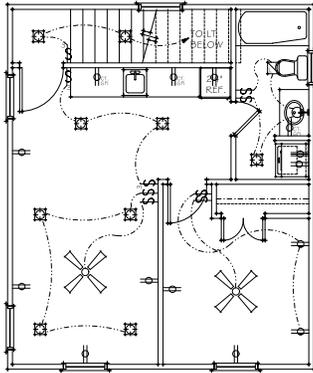
DRAWN
MJB
DATE
JUNE 10, 2022
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SHEET NUMBER

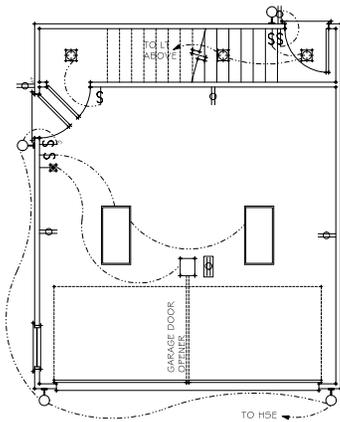
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OF SHEETS

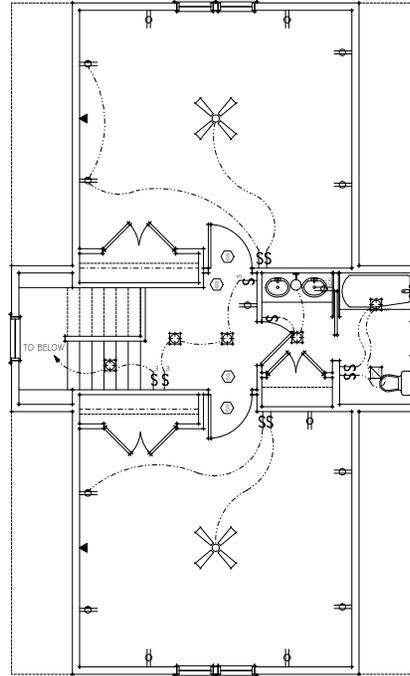
ELECTRICAL LEGEND		
	120VOLT CIRCUIT RECEPTICAL	EXHAUST FAN
	110 V. DUP. RECEPTICAL	EXHAUST FAN / LIGHT
	220 VOLT RECEPTICAL	EXHAUST FAN LIGHT / HEAT LAMP
	110 V. RECEPTICAL	RECESSED DOWN LIGHT
	110 V. DUP. FLOOR RECEPTICAL	SUBMERSE MNTD. INCANDESCENT
	110 V. DUP. CEILING RECEPTICAL	EMERGENCY EXIT LIGHT
	110 V. GRND. TEL. DUP. RECEPTICAL	HANDY GRIP LIGHT
	110 V. DEDICATED CIRCUIT	RECESSED WALL WASH
	110 V. SURGE PROTECTD RECEPTICAL	ADJUSTABLE EYEBALL
	110 V. STEEP GRD. FT. RECEPTICAL	WALL MOUNTED BRACKET LIGHT
	SINGLE POLE SWITCH	WALL SCONCE
	3-WAY SWITCH	CHANDELER FIXTURE
	4-WAY SWITCH	REVERSED FIXTURE / SWITCHED J
	DIMMER SWITCH	REVERSED FIXTURE / FULL CHAIN J
	SWITCH BY FAN MANULPT.	RECESSED FLUORESC. FIXTURE
	SWITCH WITH PILOT LIGHT	SURFACE MNTD. FLUORESC. FIXTURE
	PUSH BUTTON SWITCH	CEILING FAN
	QUICK DISCONNECT SWITCH	CEILING FAN WITH LIGHT KIT
	COMPUTER NET. JACK	TRACK LIGHTING
	TELEPHONE JACK	UNDER CABINET STRIP LIGHT
	FAX JACK	STAIR LIGHT FIXTURE
	TV / CABLE CONNECTION	DOUBLE SECURITY LIGHT
	DOOR CHIMES	WALL MOUNTED STRIP LIGHT
	JUNCTION BOX	SUPPORT LIGHT
	DIRECT WIRE APPLANCE	WALL MOUNTED STRIP LIGHT
	AC FWRD. SMOKE DETECTOR	SURROUND SOUND SPEAKER
	ATTIC EXHAUST FAN W/ TSTAT	FLOOR OUTLET / SWITCHED



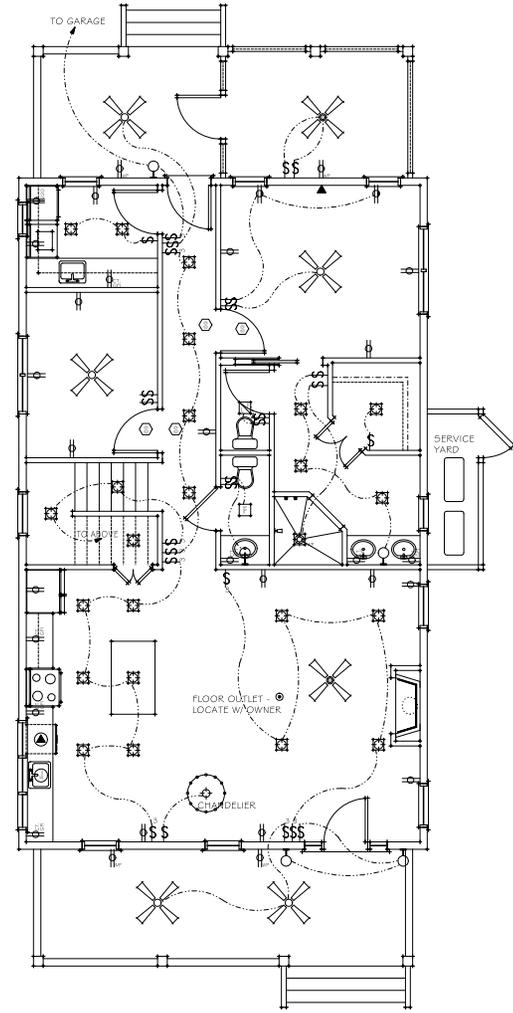
UPPER GARAGE ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



GARAGE ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

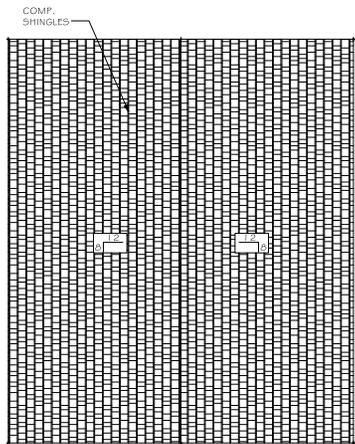


MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

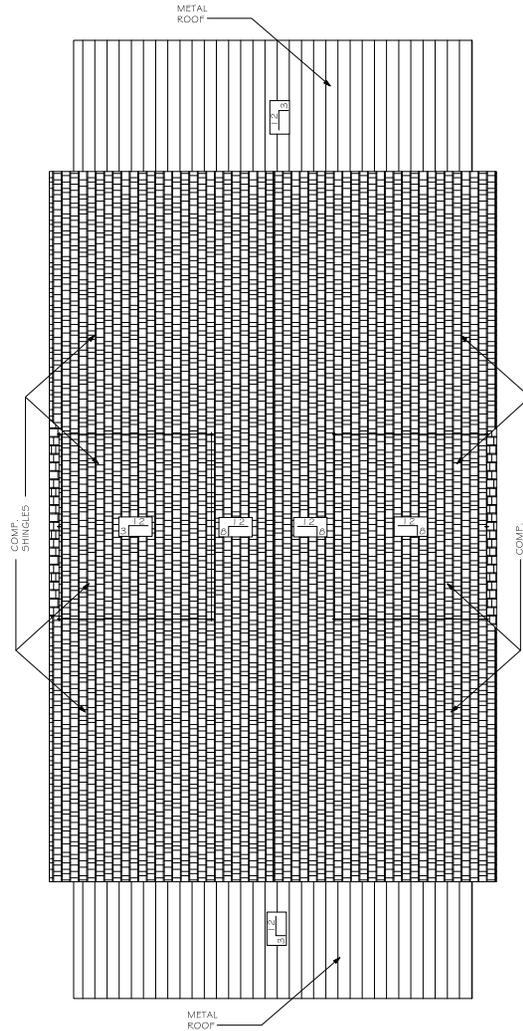
MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN
MJB
DATE
JUNE 10, 2022
JOB NO.
SHEET NUMBER
5
OF SHEETS



GARAGE ROOF PLAN
SCALE : 1/4" = 1' 0"



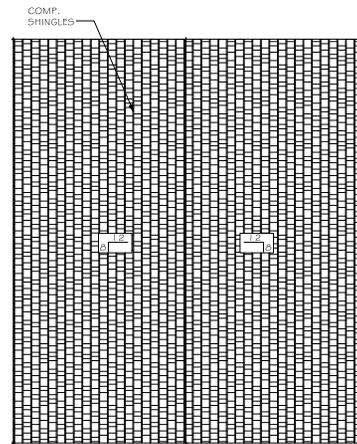
ROOF PLAN
SCALE : 1/4" = 1' 0"

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10 PADDINGTON LANE
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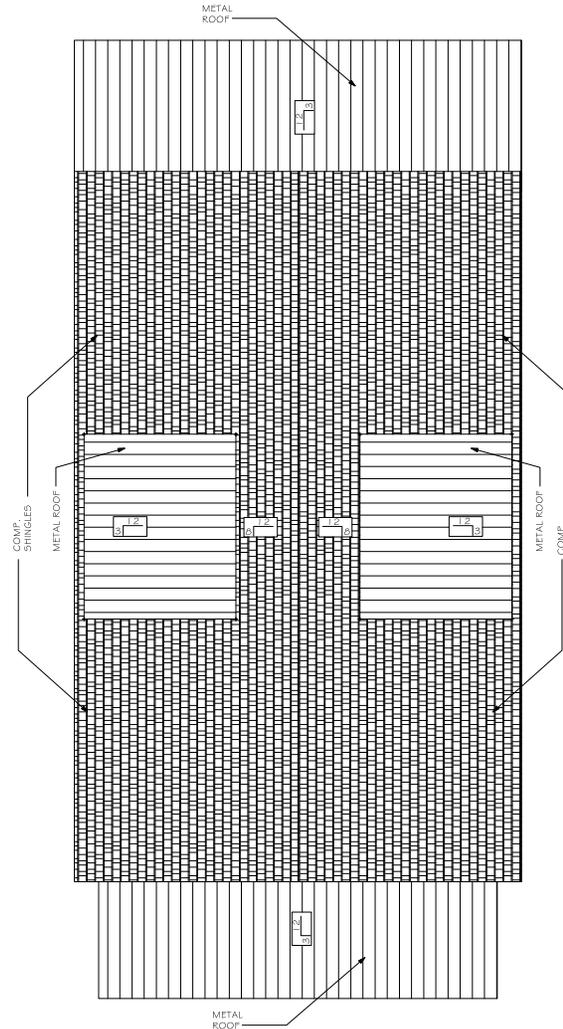
DRAWN MJB
DATE JUNE 2, 2022
JOB NO.
SHEET NUMBER 6
OF SHEETS

PREVIOUS DESIGN
- PRESENTED AT
JUNE DRB
MEETING



GARAGE ROOF PLAN

SCALE : 1/4" = 1' 0"



ROOF PLAN

SCALE : 1/4" = 1' 0"

MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN MJB
DATE APRIL 3, 2022
JOB NO.
SHEET NUMBER 6
OF SHEETS



FRONT ELEVATION

1705 Duke 23 of 65

PREVIOUS DESIGN
- PRESENTED AT
JUNE DRB
MEETING



FRONT ELEVATION



LEFT ELEVATION

1705 Duke 25 of 65

PREVIOUS DESIGN
- PRESENTED AT
JUNE DRB
MEETING



LEFT ELEVATION



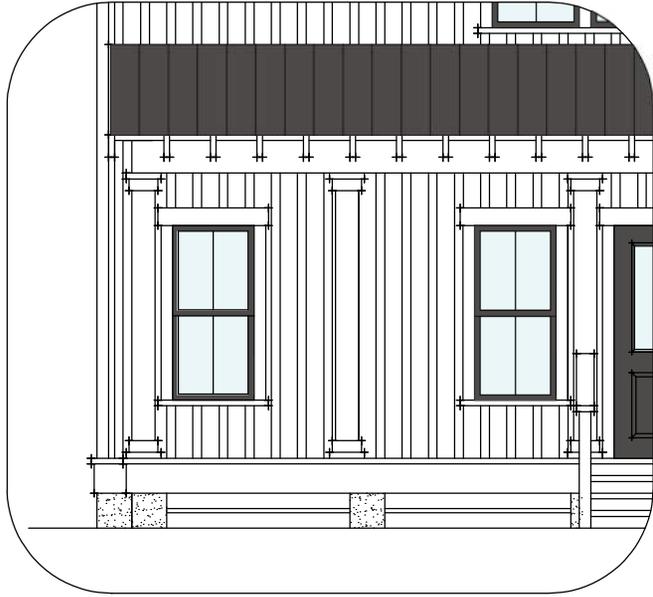
RIGHT ELEVATION

1705 Duke 27 of 65

PREVIOUS
DESIGN -
PRESENTED AT
JUNE DRB
MEETING



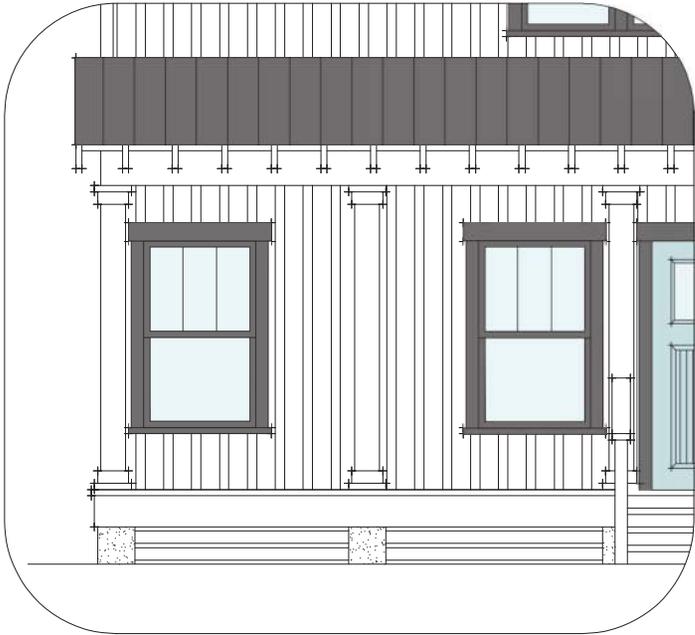
RIGHT ELEVATION



REAR ELEVATION WITH VIEW BEYOND SCREEN

1705 Duke 29 of 65

PREVIOUS DESIGN
- PRESENTED AT
JUNE DRB
MEETING



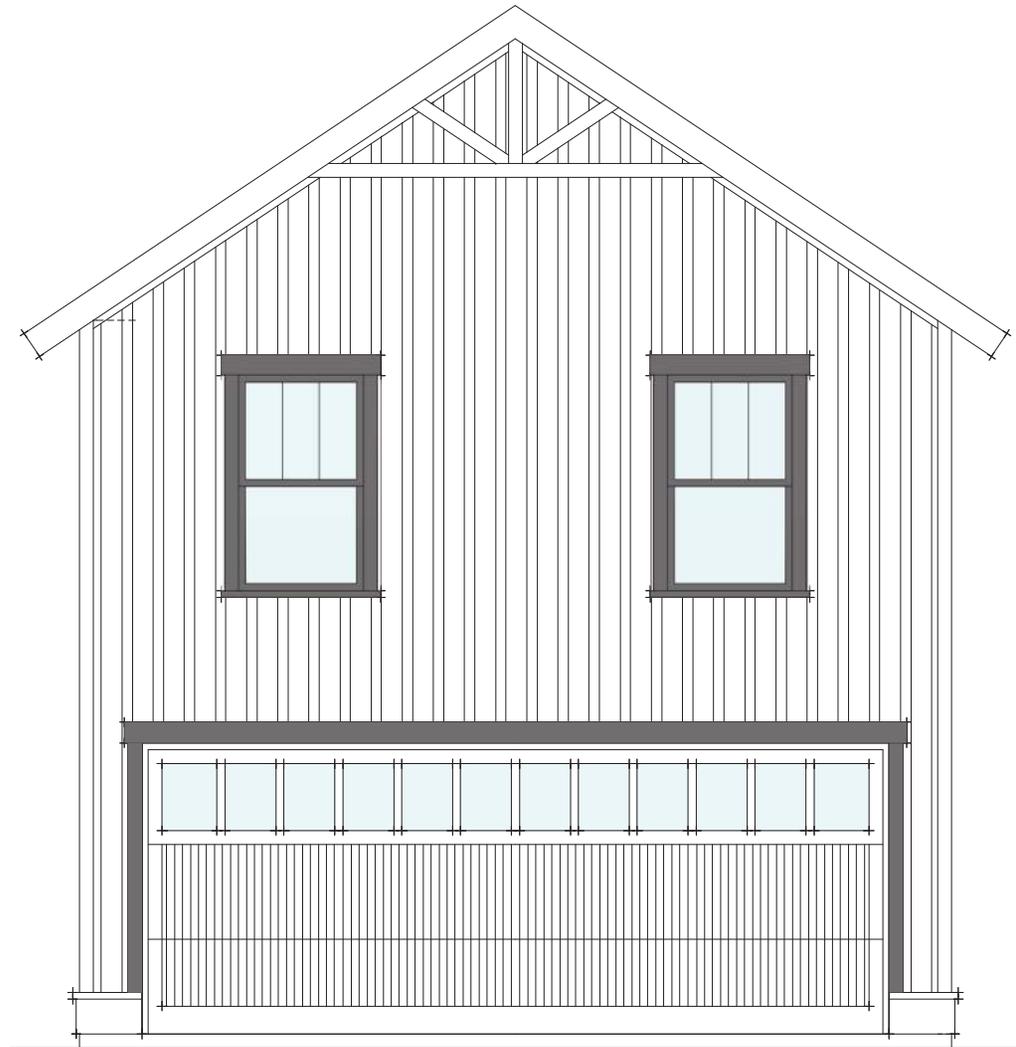
REAR ELEVATION WITH VIEW BEYOND SCREEN



GARAGE FRONT ELEVATION

1705 Duke 31 of 65

PREVIOUS DESIGN
- PRESENTED AT
JUNE DRB
MEETING



FRONT ELEVATION - GARAGE



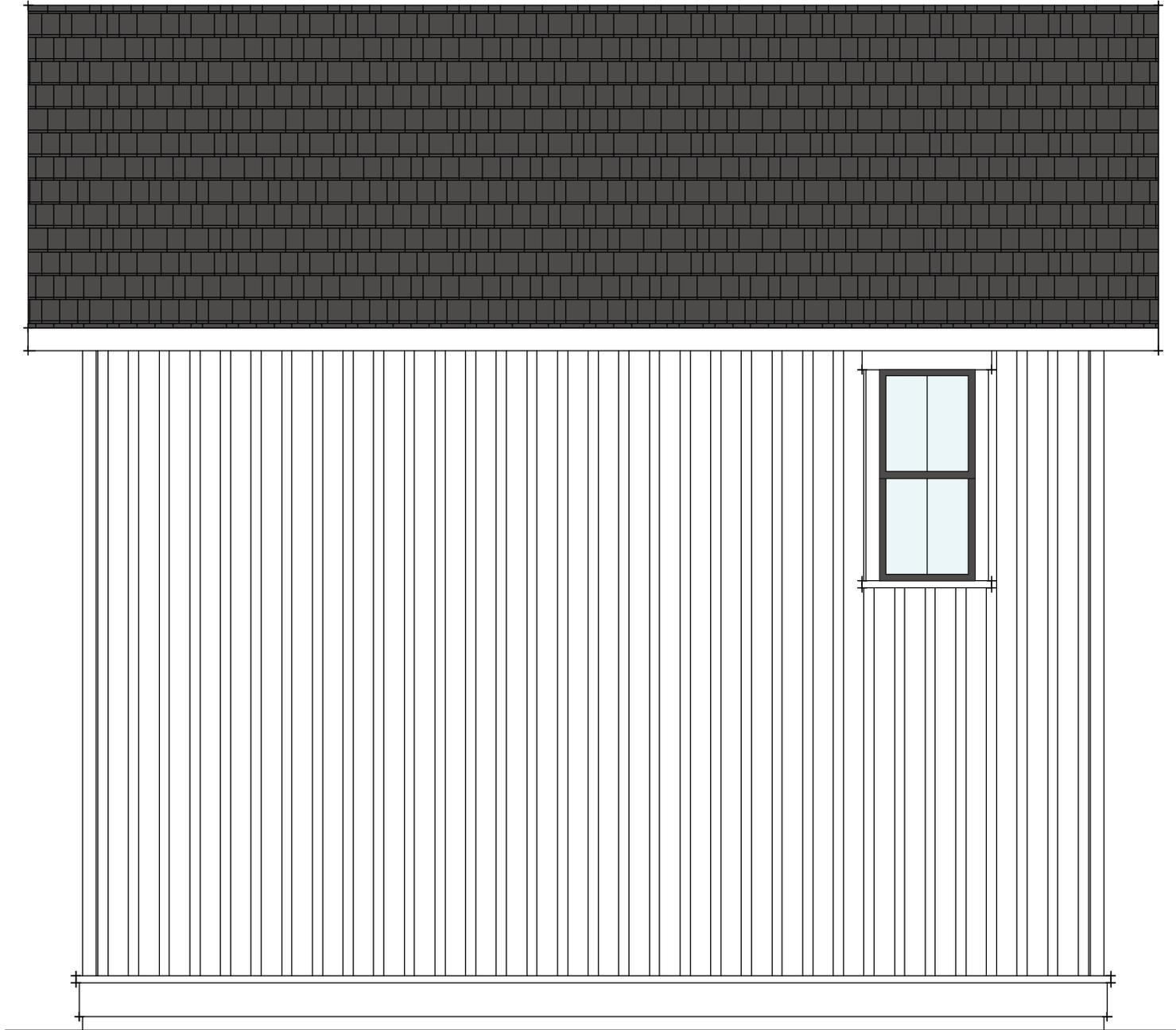
GARAGE LEFT ELEVATION

1705 Duke 33 of 65

PREVIOUS DESIGN
- PRESENTED AT
JUNE DRB
MEETING



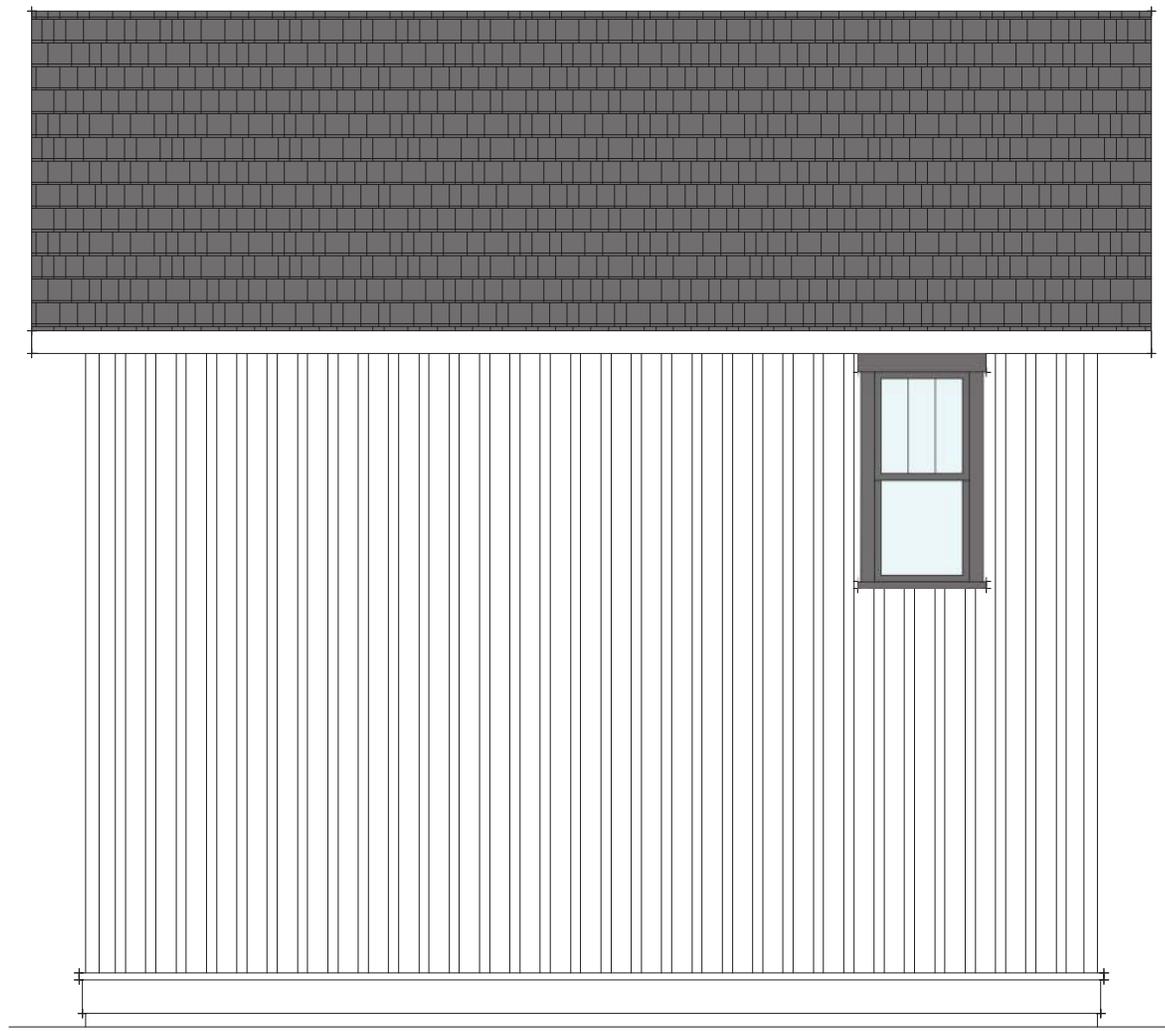
LEFT ELEVATION - GARAGE



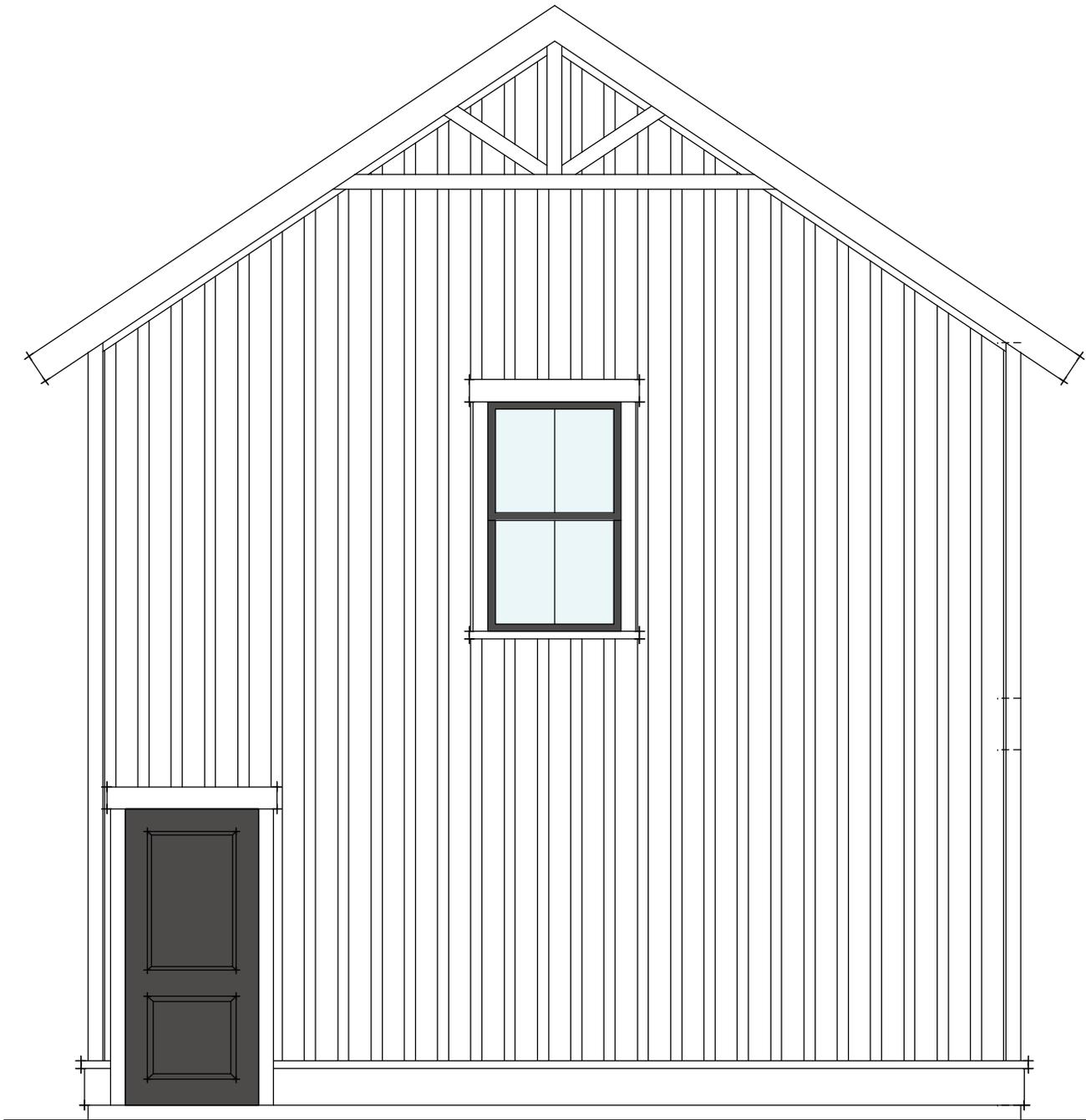
GARAGE RIGHT ELEVATION

1705 Duke 35 of 58

PREVIOUS DESIGN
- PRESENTED AT
JUNE DRB
MEETING



RIGHT ELEVATION - GARAGE



GARAGE REAR ELEVATION

PREVIOUS DESIGN
- PRESENTED AT
JUNE DRB
MEETING



REAR ELEVATION - GARAGE

Accompanying Historical Review Board Submission

Project: 1705 Duke Street

Accompanying Details and Materials for Building and Design Plans

Submitted by:

Wendell Varnes, Owner-Builder
Mathew Bredesen, Draftsman
Karen Sullenger, Staff

May 14, 2022

for the review meeting on

July 13, 2022

Houses on the north side of the 1700 block of Duke Street



1711 Duke Street



1709 Duke Street

These houses are to the left of 1707 Duke Street as viewed from the road. The remaining lots along this side of the block are empty except for 1701, the right-hand corner lot, which is currently under construction and pictured below.



1705 Duke Street



1701 Duke Street

Tree Coverage

See Plat Map for tree locations. There are four trees on the property. Two are Laurel Oak, one is a Chinese Tallow Tree, and one is a live oak. The live oak has a DBH of 23.34 and is growing at a severe angle and overgrown by other trees. See the photos below. We want to remove all the trees as they are in the way of the house or driveway.



Section 5.3.1 of the Beaufort Code says that for every 4000sqft of lot space, there must be two broad leaf overstory trees or four understory trees. I chose the four understory trees. One is the Japanese maple for the front yard; the second is a dwarf magnolia for the back yard; and the last two are Osmanthus fragrans.



Michael P. Murphy,
NJ-0146B

May 19, 2022

Wendell Varnes
Coastal Homes & Sunrooms
PO Box 4517
Beaufort, SC 29903

Re: 1705 Duke Street

The purpose of this report is to perform a modified Level 2, Basic Tree Risk Assessment on all trees required of this attention by The Beaufort City Code.

Each tree will have a detailed visual inspection of its surrounding site, buttress roots, trunk and branches and an assessment of the tree's general health. The information will be used to determine physical and structural health of the trees, as well as the likelihood and consequences of failure in each tree. This evaluation technique will provide an assessed degree of risk associated with each tree. A potential of failure will then be assigned to each tree. This potential rating can be submitted to the City of Beaufort and may result in a reduction allowance to the total caliper inches of trees which need to be mitigated for. It can also be used to determine which trees should, or should not, be preserved on site as well as which trees may need special attention.

Each of the grand trees on site will be categorized into four different groups designating each tree's individual condition based on both structural and physical health factors. Additionally, smaller trees, out of the grand tree category, will also be highlighted so that you will have more information on their health and be able to better make judgement calls on whether they should remain in the landscape. Each condition grouping will be highlighted with a specific color on the site plan. These designating letters and groupings are as follows:

1705 Duke 42 of 65

- A.) Trees with slight defects having an improbable likelihood of failure.
- B.) Trees with moderate defects having a possible likelihood of failure.
- C.) Trees with severe defects having a probable likelihood of failure.
- D.) Trees with critical defects having an imminent likelihood of failure. These will need immediate attention.

This lot has only one tree that will need this level of assessment, a 20-inch live oak. The tree has what appears to be a leaning growth characteristic and makes it look like the tree is imbalanced, but this is considered an architectural lean as the tree grew away from the shade of the neighboring laurel oak putting extra holding wood on one side of its trunk to compensate for the off-centered weight distribution.

This tree is classified as B.) having moderate defects with a possible likelihood of failure.

There will be no corrected tree and topo submitted by the arborist.

There are two misidentified trees on this sight; the 18-inch laurel oak and 15-inch tallow are actually Carolina cherry laurel trees.

Please call if you have any questions or concerns about this report.

Respectfully submitted,



Michael P. Murphy
Board Certified Master Arborist
NJ-0146B

Siding for 1705 Duke Street

The board and batten siding will be Hardie board plank with a smooth finish for the house and garage.



HardiePanel®
Thickness 5/16 in.

Squares (Sq.) (1 sq. = 100 sq. ft.)	Size	4ft. x 8ft.	4ft. x 9ft.	4ft. x 10ft.
		Pcs./Sq.		
1	corrosion-resisting vinyl composite board	4	3	3
2		7	6	5
3		10	9	8
4		13	12	10
5		16	14	13
6		19	15	15
7		22	20	18
8		25	23	20
9		29	25	23
10		32	28	25

TRIM 4/4 2.5" X 12' BATTEN	Placement	Recommended Quantity/ Panel
	16 OC (non-Gable)	3 Batten/Panel + 1 Starter Batten
	12 OC (non-Gable)	4 Batten/Panel + 1 Starter Batten

Gable Decoration

A decorative pediment will be used on the front and back elevation of the house and garage like the one in the picture below. The pediment will be made of wood. See front and back elevations on plans.



Window Details

The windows of the house and garage will be black with a 2 over 2 pattern with internal spacers and external grills. They will be impact windows. A cross section of the windows from the manufacturer is provided at the end of this window section. An example of this pattern is shown below.



Trim style to be used around windows and doors:

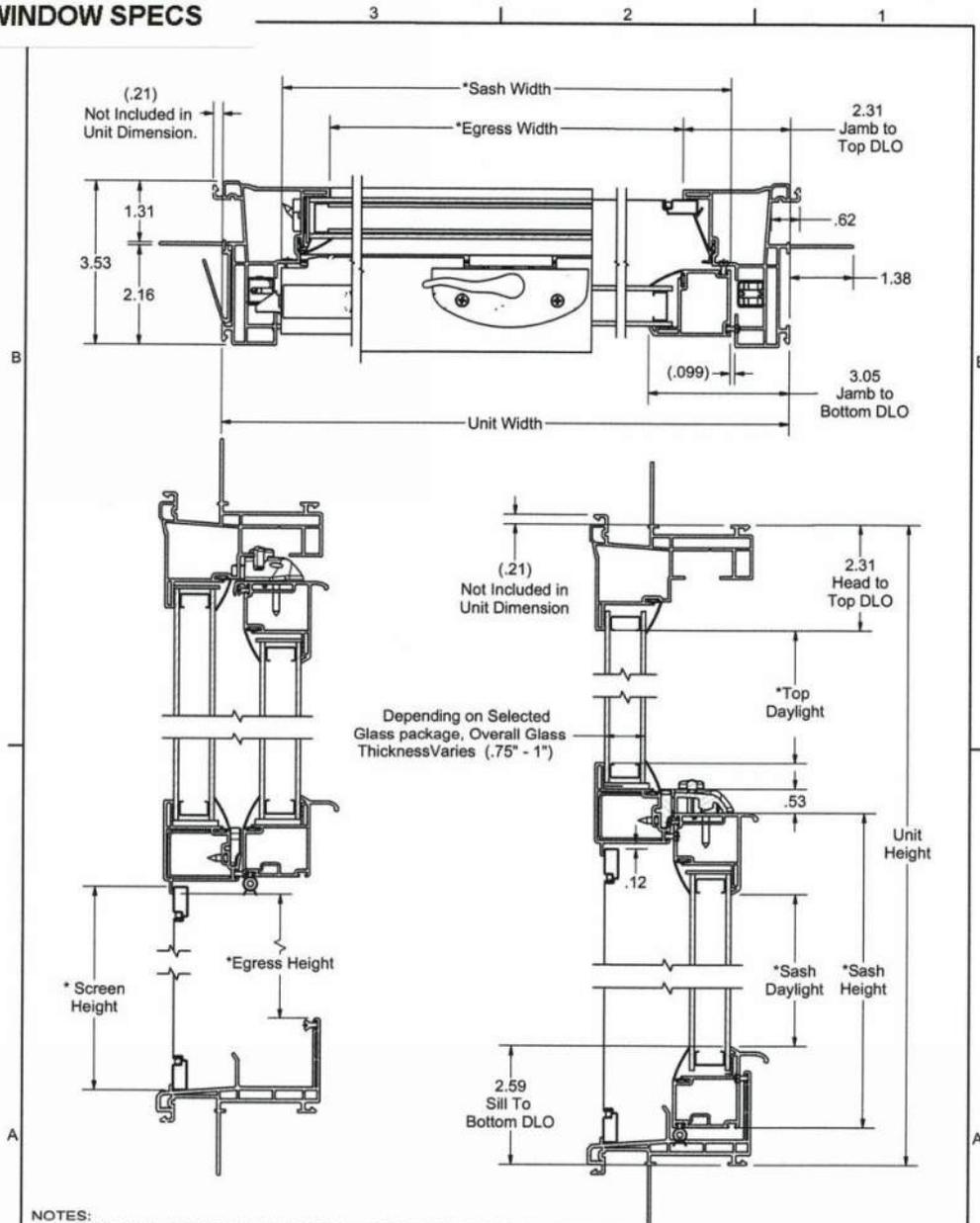


Shutters

A board and batten style shutter will be used with windows on the front elevation. The shutters will be operational and made of wood. See the picture below as an example of how they will look.



WINDOW SPECS



- NOTES:
1. * INDICATES: SEE B.O.M. CUT LOGIC or "TECHNICAL DOCUMENTATION"
 2. SEE B.O.M. CUT LOGIC or "TECHNICAL DOCUMENTATION" FOR GLASS DIMENSIONS
 3. VIEW SHOWN IS: BRICKMOULD, NEW CONSTRUCTION w/ NAIL FIN
 4. REINFORCEMENT SHOWN IS ONLY USED AS NEEDED.

**BRICKMOULD
SINGLE HUNG**

	Tolerances Unless Otherwise Specified: All Dimensions engineered at sharp corners unless indicated. X.XXX ± 0.005, X.XX ± 0.015 FRACTIONAL: ± 1/64" ANGLES: ± 1° FLATNESS: ± 0.020 per ft. NOTE: HOLLOW FILLED BULBS ARE CRITICAL.		DWG. FILE NAME EJAGSH1000.idw	
	C	N/A	Added Beveled Sections	11/30/16 RLH
	B	15-022	Changed to Hollow Filled Bulb	4-29-15 RLH
	A	12-269	INITIAL RELEASE	12/11/12 KSG
This information contained herein is PROPRIETARY to and considered a TRADE SECRET of Ply Gem Window Group, a Flemish, VA based firm, and shall not be reproduced in whole or in part without the written authorization of Ply Gem Window Group.		SCALE: 1/2 SHEET SIZE: B DATE: 10/15/2014 DESCRIPTION: 1500 Series, Section Views	DRAWN BY: [] REV: C	

1500 Single Hung Impact Windows

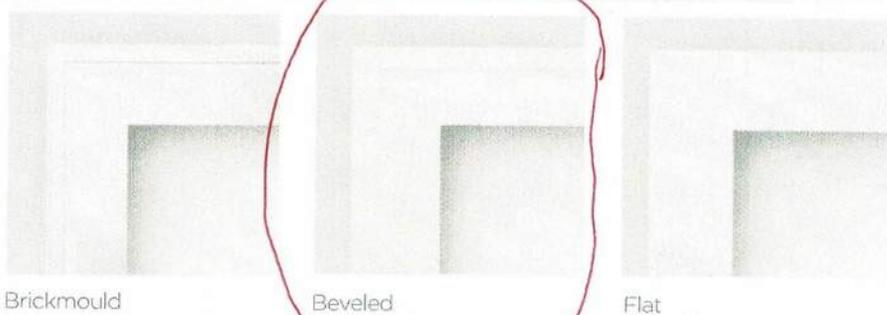


Protect your home

- Traditional or contemporary frame design
- Sizes to meet your needs
- Passes ASTM E1886/E1996 Large missile Impact Tests to secure your home
- Laminated glass with PVB inner layer to maintain seal in high-impact situations
- Egress Size: 3050SH, 4040SL

Relax. It's a 1500 Vinyl Collection Impact Window. For homeowners, it means added protection. For builders, rest assured you'll get the support you need — from a window line that meets tough coastal codes, and the company that builds them.

Frame Options



Brickmould

Beveled

Flat

Window Anatomy

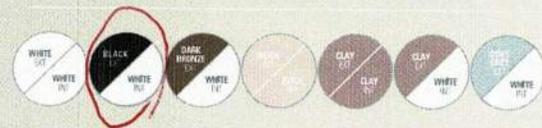
Multi-chamber construction with fusion-welded sash and frame

Sloped sill drains water away from home exterior

Integral J-channel for simple, secure siding installation (optional double utility trim)

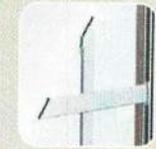


Color Options



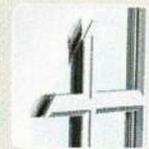
Grille Types

GBG Grilles



3/8" deep, 5/8" tall, 1" Spacing

SDL Grilles



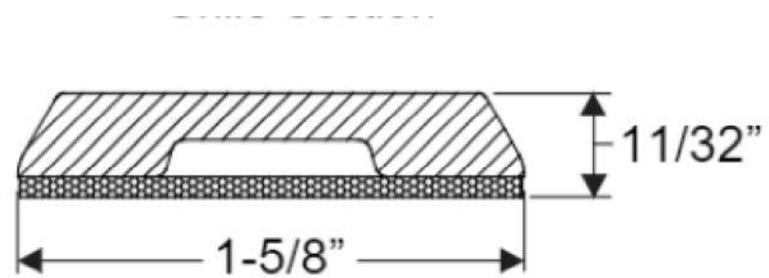
3/8" deep, 1 1/2" tall, 1" Spacing

Thermal Performance

1500 Impact Thermal Performance Summary

Values shown are for 7/8" dual pane 3.0mm, 3.0mm / 0.090lami / 3.0mm, no grilles

Warm Edge Spacer	U-factor	SHGC
Low-E Impact	0.35	0.28
Low-E ⁺ Impact	0.35	0.32
HP Impact	0.32	0.20
HP ⁺ Impact	0.31	0.21
Low-E2 ⁺ Impact	0.31	0.27
Low-E2 ⁺ ⁺ Impact	0.31	0.31
HP2 ⁺ Impact	0.29	0.27
HP2 ⁺ ⁺ Impact	0.28	0.21
Warm Edge Spacer (metal)	U-factor	SHGC
Low-E Impact	0.35	0.28
Low-E ⁺ Impact	0.35	0.32
HP Impact	0.31	0.28
HP ⁺ Impact	0.31	0.21
Low-E2 ⁺ ⁺ Impact	0.30	0.27
HP2 ⁺ ⁺ Impact	0.27	0.21



Classic Craft
Grille Section

Door Details



The front entrance door will be a clear, three-quarter panel of clear glass showing a 2 over 2 grill pattern with two full panel sidelights and a transom as pictured. They will be made of fiberglass. See cut sheet for this window in following pages.



The backdoor will be a black, half panel from the same design family as the front door and, also, made of fiberglass. All the lights in the front and back door will be clear glass. The two entry doors to the garage will be the same as the back door. See cut sheet in following pages.



The garage will be like the one on the left above except there will be no grills. It will be a metal door that complements the pattern of the house. See cut sheet for actual window pattern in following pages.

Porch Details

The front and back porches will be 8' and 9' deep respectively and built on piers with white hog fencing between the piers. The porch floor will be painted SW Tinsmith Grey.

The porch railing will be simple square design with a 6" lemonade/wine rail. It will be painted SW Extra White including the top rail. See the front façade of the Building and Design Plans for how this railing design will look with the house.





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HIGH-SPEED COOLING: Exclusive SureSpeed Technology delivers a high-velocity fan with airflow optimized for ultimate high-speed cooling

TOUGHEST CONDITIONS: WeatherMax ceiling fans are built strong to provide years of service through harsh elements, resistant to weather corrosion, water damage, and blade...

QUIET BUT POWERFUL: The WhisperWind motor delivers ultra-powerful air movement with whisper-quiet performance so you get the cooling power you want without the noise you don't

Housing Color/Finish: Noble Bronze



Protect your Product
View available plans & Services

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Product Features

Protection Plans



S2103-SDLGBG
Smooth-Star®



Included in Your Entryway Project

1705 Duke 52 of 65

Project Summary

Door Type

Entry

Door Configuration

Single with Sidelites and Transom

Door Size

3'0" x 6'8"

Door Configuration

Door Style



Smooth-Star®

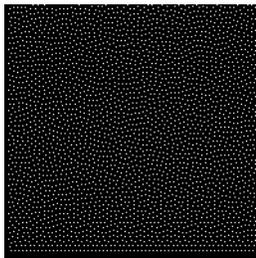
S2103-SDLGBG

Glass Style



Colonial 4 Lite 2Wx2H Simulated Divided Lites with GBG

Finish Option



Onyx

1705 Duke 53 of 65

Sidelite Configuration

Sidelite Style



Smooth-Star®

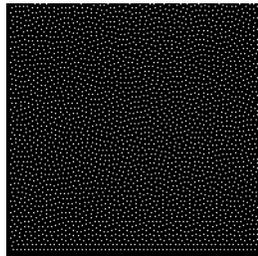
S90SL

Glass Style



Clear 1 Lite No Grid

Finish Option



Onyx

Transom Configuration

Transom Style



1705 Duke 54 of 65

Glass Style





S6021
Smooth-Star®



Included in Your Entryway Project

1705 Duke 55 of 65

Project Summary

Door Type

Entry

Door Configuration

Single

Door Size

3'0" x 6'8"

Door Configuration

Door Style



Smooth-Star®

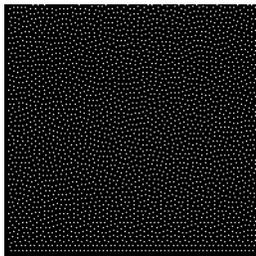
S6021

Glass Style



Clear 1 Lite No Grid

Finish Option



Onyx

Frame Profile



Smooth-Star Scrolled Lite Frame

1705 Duke 56 of 65



Applied Products:



Paint	White	White
Windows	Clear	
Garage Door	Classic Steel	9100 Panel 8' x 7'
Hardware	Hinge	Aspen 8' x 7'
Windows	Classic Steel Window	Clear IV 7'

Exterior lighting

There will be seven exterior lights. The light below is planned for the main entry to the house.



The black barn light shown below will be used for the remaining fixtures. It has a motion sensor and focuses the light down rather than out to blind those approaching.



Sidewalk up to house



The sidewalk will be a mixture of shells and cement.

Driveway and parking areas

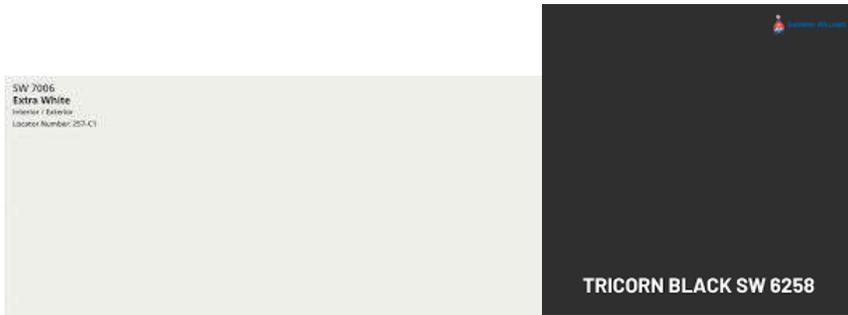


789 stone

The driveway will consist of nonpermeable material where it connects to the roadway. The remainder of the driveway will be permeable and have a grid system underlayment with a layer of 789 stone. The drive will be framed with 1x4 material.

Paint Colors/Scheme for the House and Garage:

The body and trim of the house and garage will be SW Extra white except for the windows which will be SW Tricorn black.



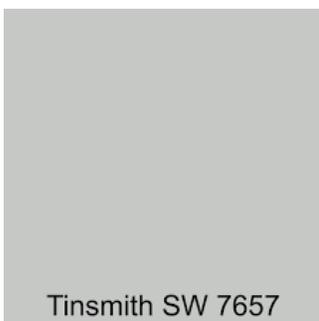
An accent color, Soar SW6799 by Sherwin Williams, will be used for the shutters on the front elevation.



The back door to the house and the two entrance doors to the garage will be Tricorn black as well.



The porch ceilings will be Sky High by Sherman Williams. The porch floor will be painted SW7657 Tinsmith.



Roof of House and Garage



The roof will be weather wood charcoal shinges. See following pages for cut sheet.

Metal Roof for Porches



A 5V Metal Roof in black color is planned for the two porches and of the house.

#1 Home Improvement Retailer



You're shopping
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29910

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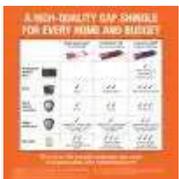


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Customer Reviews for GAF Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle) (21-Pieces)

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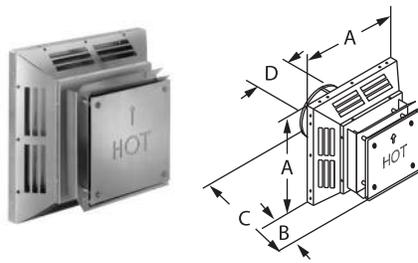
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Hover Image to Zoom

1705 Duke 62 of 65

Square Horizontal Termination Cap



Use for standard and high-wind through-the-wall termination. Check installation instructions for restrictions on horizontal cap terminations, such as minimum distance from windows and doors. Available in aluminum, stainless steel (S), and copper (C).

SIZE	ORDER #	STOCK #	A	B	C	D
4" x 6 3/8"	46DVA-HC	810001351	13 1/2"	6 7/8"	12 1/2"	6 5/8"
4" x 6 5/8"	46DVA-HC-S	810001352	13 1/2"	6 7/8"	12 1/2"	6 5/8"
4" x 6 5/8"	46DVA-HC-C	810001353	13 1/2"	6 7/8"	12 1/2"	6 5/8"
5" x 8"	58DVA-HC	810001427	16"	6 7/8"	12 1/2"	8 1/8"
5" x 8"	58DVA-HC-S	810001428	16"	6 7/8"	12 1/2"	8 1/8"
5" x 8"	58DVA-HC-C	810001429	16"	6 7/8"	12 1/2"	8 1/8"

Square Horizontal H2 Termination Cap

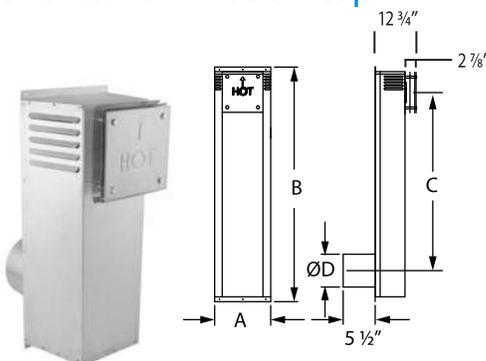


Use for standard and high-wind through-the-wall termination. Provides improved performance in high wind conditions. Features an adjustable air intake and interchangeable shroud (shroud is included and required for all installations). Check installation instructions for restrictions on horizontal cap terminations, such as minimum distance from windows and doors. Available with aluminum shroud. Check with appliance manufacturer for approval and air throttle setting. May be painted at installation to match the wall. Patent Pending.

Termination Cap with AL Shroud			
SIZE	ORDER #	STOCK #	A
4" x 6 3/8"	46DVA-H2	810012624	6 3/4"
5" x 8"	58DVA-H2	810012625	8 1/8"

Alternate / Replacement Shroud			
SIZE	ORDER #	STOCK #	Material
4" x 6 3/8" & 5" x 8"	DVA-TR-AL	810013071	Aluminum
	DVA-TR-SS	810013072	Stainless Steel

Snorkel Termination Cap



Use for horizontal through-the-wall termination when a vertical rise is desired in the system to meet appliance manufacturer recommended minimum heights. Do not enclose in the wall or install below grade.

SIZE	ORDER #	STOCK #	A	B	C
4" x 6 3/8"	46DVA-SNK14	810001355	10"	23 3/4"	14"
4" x 6 5/8"	46DVA-SNK36	810001356	10"	45 3/4"	36"
5" x 8"	58DVA-SNK14	810001430	10"	23 3/4"	14"
5" x 8"	58DVA-SNK36	810001431	10"	45 3/4"	36"



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 July 2022

1 SUMMARY OF REQUEST

1705 Duke Street, New Construction

The applicant is requesting final approval for new construction of a single-family residence.

This property is in the Historic Conservation Neighborhood and the Northwest Quadrant.

This project received preliminary approval at the June 8, 2022, HRB meeting.

2 FACTS

Property Address:	1705 Duke Street
Parcel ID:	R120 003 000 0788 0000
Case Number:	22-29 HRB.1
Applicant:	Wendell Varnes, Homeowner
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front Setback—Average prevailing setback on block*
 - *Rear setback – 15' min.*
 - *Side Corner/Alley – 5' min.*
 - *Side Interior – 6' min.—10' min. in The Point*
- **Impervious Surface Coverage:** 55% maximum



FRONT ELEVATION

References:

The Beaufort Code
Beaufort Preservation Manual Supplement
Beaufort Preservation Manual
Northwest Quadrant Design Principles

3 STAFF COMMENTS

Staff Acknowledgements

- This is a very similar design to 1707 Duke Street. The applicant is proposing minor fenestration changes, different siding, and a detached carriage house.

Staff Conditions

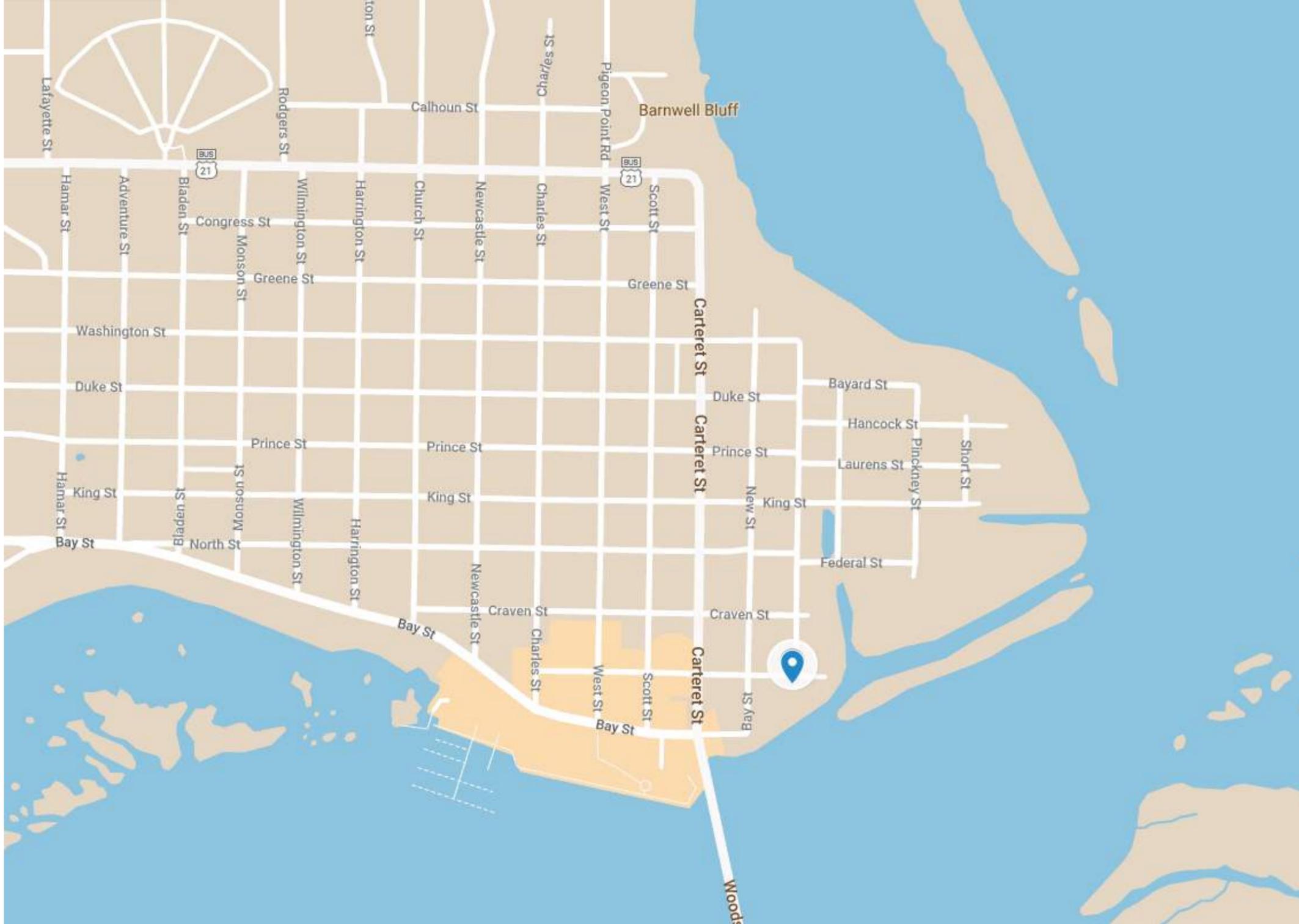
1. Within the Accompanying Details and Materials booklet, the applicant has stated that the windows will have internal spacers and external grilles, which is appropriate.
 - a. However, the front door cutsheets indicate that the front door will be a simulated divided lite door with grilles between the glass (GBG). Applicant must change these doors to appropriate selections with grilles on the exterior and internal spacer bars.
 - b. The GBG grille type is circled on the 1500 Single Hung Impact Window cutsheet, which is not appropriate. Applicant must change these windows to appropriate selections with grilles on the exterior and internal spacer bars.
2. Applicant should ensure that the typical porch section and typical screen room section has the correct alignment of items. The stucco foundation should align with the face of column base above, so column is visually supported. The column shaft should align with the face of the porch beam above.
3. Staff recommends the applicant select a smaller window for the second floor of the carriage house. Staff recommends one size smaller from the manufacturer and understands the applicant needs to maintain egress in the bedroom. Section 4.6.3.C.2.c.i states “facades should have several window sizes with smaller ones above.”

STAFF RECOMMENDATION:

Final Approval with conditions noted.

CITY STAFF INTRODUCTION

500 Port Republic Street









APPLICANT PRESENTATION

500 Port Republic Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: Application #: Zoning District:
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
*Requires a Bailey Bill - Part A Preliminary Review Application Form

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: Denis Wiener
Applicant Address: 500 Port Republic Street Beaufort SC 29902
Applicant E-mail: deniscwe@aol.com Applicant Phone Number: 847-508-8629
Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Dock OCRM 09-850-G

Property Address: Same as above

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0963 0000

Date Submitted: 6/26/22

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Denis Wiener Date: 6/26/22
Owner's Signature: Denis Wiener Date: 6/26/22

(The owner's signature is required if the applicant is not the owner.)

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

Note: A public hearing must be held for Demolition or Relocation. All notification requirements must be met by the City.

N/A

N/A

N/A
N/A
N/A

- A written statement describing the history of the architectural significance of the structure to be demolished, the structural or physical condition of the structure, and the proposed use of the site after demolition or relocation. The statement should also include any recent attempt(s) to sell the property, or move the structure. A recent appraisal with comparisons is strongly encouraged. You may refer to *The Beaufort County Above Ground Resources Survey of 1997*, or consult city staff or the Historic Beaufort Foundation for verification of the date of construction and historic information.
- Tax map or plat showing the location of the property - SURVEY
- Color photographs of all sides of the structure.
- Color photographs of adjoining properties.
- A written report by an engineer, regarding the structural condition of the building, is required if the reason for demolition is related to the structural integrity of the building.

Dock is not historical

Denis Wiener 500 Port Republic

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

Change After Certification:

- N/A Copy of Certificate of Appropriateness received with previous approval.
- Previously Approved Drawings:** Applicant to submit complete set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed. Drawings to be clearly noted as "Previously Approved" or "Current Proposed", and all proposed revisions in the current proposed drawings must be clouded and noted.

SURVEY SHOWS CURRENT CONFIGURATION
AND PREVIOUSLY PERMITTED 2ND BOATLIFT

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

*This Application Requirements Checklist **MUST** be included in applications, with submitted items checked.

Conceptual Review

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint. *See Survey with OCRM Permit*
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor. *OCRM PERMIT SURVEY*
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings. *SURVEY*
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings. *N/A*
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting. *N/A*

Preliminary Review: All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition. *N/A*
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required. *N/A*
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors. *N/A* - treated wood
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required. *N/A*
- A Certified Arborist report may be required if grand trees are affected by the project. *N/A*

Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required. *N/A*
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion. *N/A*
- Final Materials List:** A final list, including colors, is required. *N/A*
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed. *N/A*

Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

The *Beaufort Code* applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual & Supplement*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant.
- *The Northwest Quadrant Design Guidelines*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District
- The Secretary of the Interior's *Standards for Rehabilitation*: these standards apply to all modifications to Contributing Structures throughout the Historic District

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/434/Zoning>
- Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: <http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Surv>

NOTE 1: If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on page 3).

NOTE 2: Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.

NOTE 3: Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

Project Name: Dock OCR M 09-850-L1

Property Size in Acres: 2/3 Acre Proposed Building Use: dock & lift

Nature of Work (check all that apply):

- New Construction, Primary Structure
- New Construction, Secondary Structure
- Alterations / Additions
- Demolition*
- Relocation*

*Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Is this project a redevelopment project: Y N

Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

Add a 3' x 45' catwalk extension to the ebb side of the existing catwalk and relocate the existing 18' x 20 boat lift to the channel-ward side of the catwalk. Relocate 12' x 13' boat lift from the flood side of the pier head to the landward side of the catwalk.

CONTACT INFORMATION -

Attention: Julie A. Bachety, Administrative Assistant II
Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: development@cityofbeaufort.org Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated March 2, 2022



April 28, 2022

Denis Wiener
1250 S. Michigan Avenue
Chicago, IL60605



Re: OCRM-09-850-G

Dear Denis Wiener:

The above referenced permit has been amended to authorize to add a 3'x45' catwalk extension to the ebb side of the existing catwalk and relocate the existing 15'x20 boatlift to the channel-ward side of the catwalk. Relocate the 12'x13' boatlift from the flood side of the pierhead to the landward side of the catwalk..

This amendment is made a part of your permit and is subject to the full terms of the permit as issued.

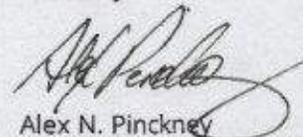
An as-built survey of the authorized structure(s) must be submitted to the Department within 90 days of completion of construction. The survey must be performed by a registered land surveyor, must show all components of the structure(s), and must list the starting and ending coordinates of the structure(s) in the SC State Plane Coordinate System, which can be obtained by survey-grade Global Positioning System equipment.

This letter does not relieve you of the responsibility of acquiring any other applicable federal or local permits that may be required. Any person adversely affected by this action has the right to appeal as outlined in the enclosed "Guide to Board Review."

The construction placard must be posted conspicuously on site during authorized activities. If you do not possess a current placard, a new one must be obtained prior to start of construction.

If this amendment letter is not accepted within thirty (30) days of issuance, OR appealed as described on in the Guide to Board Review, the Department reserves the right to cancel this permit amendment. Please carefully review the Guide to Board Review for information and deadlines for appealing this permit amendment.

Sincerely,


Alex N. Pinckney
Project Manager
Critical Area Permitting Section

Denis Wiener

Date

cc: Blair Williams, Manager, Critical Area Permitting Section
Nancy Lucas, O'Quinn Marine Construction Inc., Authorized Agent

South Carolina Board of Health and Environmental Control

Guide to Board Review

Pursuant to S.C. Code Ann. § 44-1-60

The decision of the South Carolina Department of Health and Environmental Control (Department) becomes the final agency decision fifteen (15) calendar days after notice of the decision has been mailed to the applicant, permittee, licensee and affected persons who have requested in writing to be notified, unless a written request for final review accompanied by a filing fee in the amount of \$100 is filed with Department by the applicant, permittee, licensee or affected person.

Applicants, permittees, licensees, and affected parties are encouraged to engage in mediation or settlement discussions during the final review process.

If the Board declines in writing to schedule a final review conference, the Department's decision becomes the final agency decision and an applicant, permittee, licensee, or affected person may request a contested case hearing before the Administrative Law Court within thirty (30) calendar days after notice is mailed that the Board declined to hold a final review conference. In matters pertaining to decisions under the South Carolina Mining Act, appeals should be made to the South Carolina Mining Council.

I. Filing of Request for Final Review

1. A written Request for Final Review (RFR) and the required filing fee of one hundred dollars (\$100) must be received by Clerk of the Board within fifteen (15) calendar days after notice of the staff decision has been mailed to the applicant, permittee, licensee, or affected persons. If the 15th day occurs on a weekend or State holiday, the RFR must be received by the Clerk on the next working day. RFRs will not be accepted after 5:00 p.m.
2. RFRs shall be in writing and should include, at a minimum, the following information:
 - The grounds for amending, modifying, or rescinding the staff decision;
 - a statement of any significant issues or factors the Board should consider in deciding how to handle the matter;
 - the relief requested;
 - a copy of the decision for which review is requested; and
 - mailing address, email address, if applicable, and phone number(s) at which the requestor can be contacted.
3. RFRs should be filed in person or by mail at the following address:
South Carolina Board of Health and Environmental Control
Attention: Clerk of the Board
2600 Bull Street
Columbia, South Carolina 29201
Alternatively, RFR's may be filed with the Clerk by facsimile (803-898-3393) or by electronic mail (boardclerk@dhec.sc.gov).
4. The filing fee may be paid by cash, check or credit card and must be received by the 15th day.
5. If there is any perceived discrepancy in compliance with this RFR filing procedure, the Clerk should consult with the Chairman or, if the Chairman is unavailable, the Vice-Chairman. The Chairman or the Vice-Chairman will determine whether the RFR is timely and properly filed and direct the Clerk to (1) process the RFR for consideration by the Board or (2) return the RFR and filing fee to the requestor with a cover letter explaining why the RFR was not timely or properly filed. Processing an RFR for consideration by the Board shall not be interpreted as a waiver of any claim or defense by the agency in subsequent proceedings concerning the RFR.
6. If the RFR will be processed for Board consideration, the Clerk will send an Acknowledgement of RFR to the Requestor and the applicant, permittee, or licensee, if other than the Requestor. All personal and financial identifying information will be redacted from the RFR and accompanying documentation before the RFR is released to the Board, Department staff or the public.
7. If an RFR pertains to an emergency order, the Clerk will, upon receipt, immediately provide a copy of the RFR to all Board members. The Chairman, or in his or her absence, the Vice-Chairman shall based on the circumstances, decide whether to refer the RFR to the RFR Committee for expedited review or to decline in writing to schedule a Final Review Conference. If the Chairman or Vice-Chairman determines review by the RFR Committee is appropriate, the Clerk will forward a copy of the RFR to Department staff and Office of General Counsel. A Department response and RFR Committee review will be provided on an expedited schedule defined by the Chairman or Vice-Chairman.
8. The Clerk will email the RFR to staff and Office of General Counsel and request a Department Response within eight (8) working days. Upon receipt of the Department Response, the Clerk will forward the RFR and Department Response to all Board members for review, and all Board members will confirm receipt of the RFR to the Clerk by email. If a Board member does not confirm receipt of the RFR within a twenty-four (24) hour period, the Clerk will contact the Board member and confirm receipt. If a Board member believes the RFR should be considered by the RFR Committee, he or she will

respond to the Clerk's email within forty-eight (48) hours and will request further review. If no Board member requests further review of the RFR within the forty-eight (48) hour period, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Final Review Conference. Contested case guidance will be included within the letter.

NOTE: If the time periods described above end on a weekend or State holiday, the time is automatically extended to 5:00 p.m. on the next business day.

9. If the RFR is to be considered by the RFR Committee, the Clerk will notify the Presiding Member of the RFR Committee and the Chairman that further review is requested by the Board. RFR Committee meetings are open to the public and will be public noticed at least 24 hours in advance.
10. Following RFR Committee or Board consideration of the RFR, if it is determined no Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Conference. Contested case guidance will be included within the letter.

II. Final Review Conference Scheduling

1. If a Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, informing the Requestor of the determination.
2. The Clerk will request Department staff provide the Administrative Record.
3. The Clerk will send Notice of Final Review Conference to the parties at least ten (10) days before the Conference. The Conference will be publically noticed and should:
 - include the place, date and time of the Conference;
 - state the presentation times allowed in the Conference;
 - state evidence may be presented at the Conference;
 - if the conference will be held by committee, include a copy of the Chairman's order appointing the committee; and
 - inform the Requestor of his or her right to request a transcript of the proceedings of the Conference prepared at Requestor's expense.
4. If a party requests a transcript of the proceedings of the Conference and agrees to pay all related costs in writing, including costs for the transcript, the Clerk will schedule a court reporter for the Conference.

III. Final Review Conference and Decision

1. The order of presentation in the Conference will, subject to the presiding officer's discretion, be as follows:
 - Department staff will provide an overview of the staff decision and the applicable law to include [10 minutes]:
 - Type of decision (permit, enforcement, etc.) and description of the program.
 - Parties
 - Description of facility/site
 - Applicable statutes and regulations
 - Decision and materials relied upon in the administrative record to support the staff decision.
 - Requestor(s) will state the reasons for protesting the staff decision and may provide evidence to support amending, modifying, or rescinding the staff decision. [15 minutes] *NOTE: The burden of proof is on the Requestor(s)*
 - Rebuttal by Department staff [15 minutes]
 - Rebuttal by Requestor(s) [10 minutes]

Note: Times noted in brackets are for information only and are superseded by times stated in the Notice of Final Review Conference or by the presiding officer.
2. Parties may present evidence during the conference; however, the rules of evidence do not apply.
3. At any time during the conference, the officers conducting the Conference may request additional information and may question the Requestor, the staff, and anyone else providing information at the Conference.
4. The presiding officer, in his or her sole discretion, may allow additional time for presentations and may impose time limits on the Conference.
5. All Conferences are open to the public.
6. The officers may deliberate in closed session.
7. The officers may announce the decision at the conclusion of the Conference or it may be reserved for consideration.
8. The Clerk will mail the written final agency decision (FAD) to parties within 30 days after the Conference. The written decision must explain the basis for the decision and inform the parties of their right to request a contested case hearing before the Administrative Law Court or in matters pertaining to decisions under the South Carolina Mining Act, to request a hearing before the South Carolina Mining Council. The FAD will be sent by certified mail, return receipt requested.
9. Communications may also be sent by electronic mail, in addition to the forms stated herein, when electronic mail addresses are provided to the Clerk.

The above information is provided as a courtesy; parties are responsible for complying with all applicable legal requirements.

South Carolina Board of Health and Environmental Control

Guide to Board Review

Pursuant to S.C. Code Ann. § 44-1-60

The decision of the South Carolina Department of Health and Environmental Control (Department) becomes the final agency decision fifteen (15) calendar days after notice of the decision has been mailed to the applicant, permittee, licensee and affected persons who have requested in writing to be notified, unless a written request for final review accompanied by a filing fee in the amount of \$100 is filed with Department by the applicant, permittee, licensee or affected person.

Applicants, permittees, licensees, and affected parties are encouraged to engage in mediation or settlement discussions during the final review process.

If the Board declines in writing to schedule a final review conference, the Department's decision becomes the final agency decision and an applicant, permittee, licensee, or affected person may request a contested case hearing before the Administrative Law Court within thirty (30) calendar days after notice is mailed that the Board declined to hold a final review conference. In matters pertaining to decisions under the South Carolina Mining Act, appeals should be made to the South Carolina Mining Council.

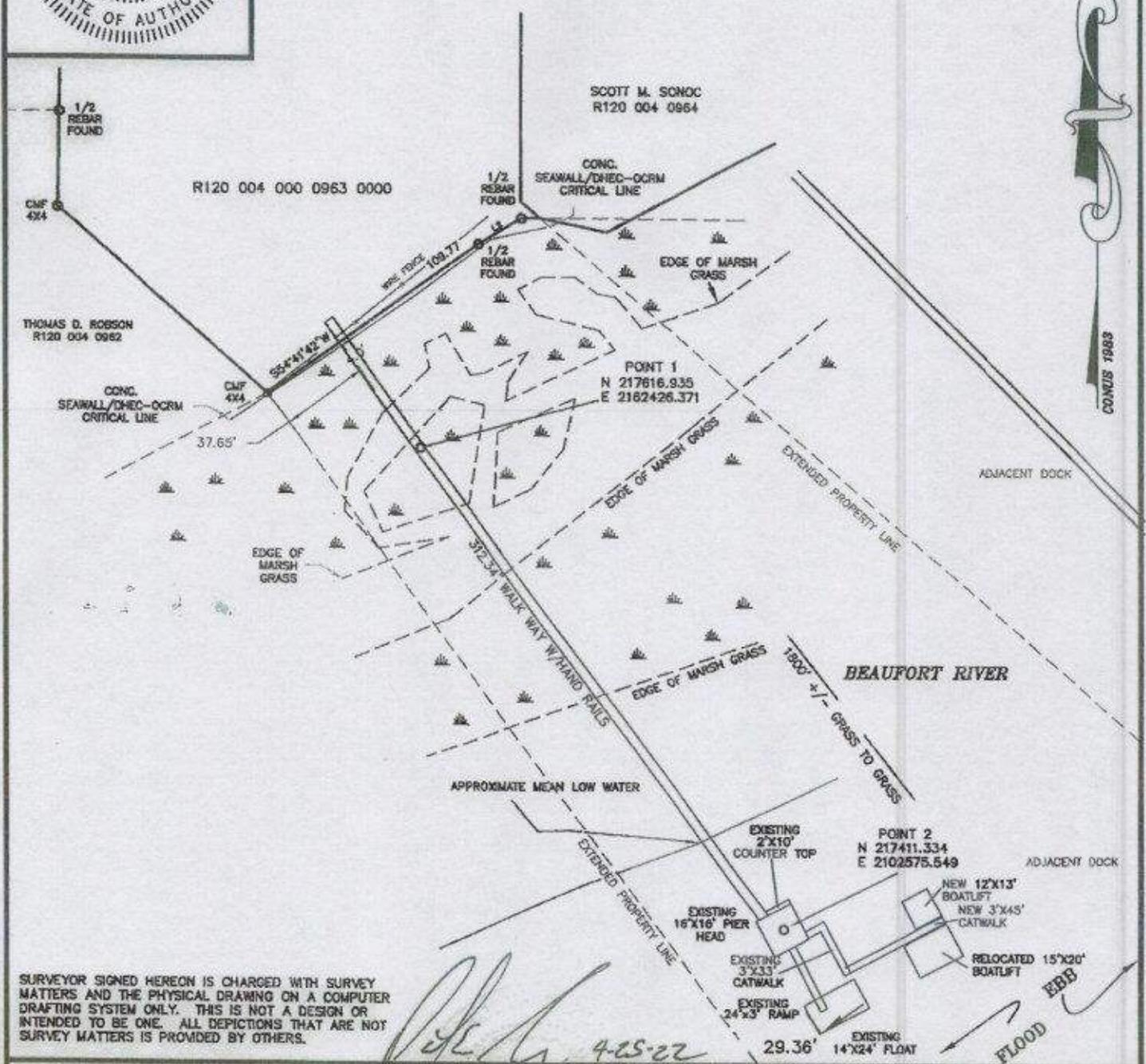
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Attention: Clerk of the Board
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4. The filing fee may be paid by cash, check or credit card and must be received by the 15th day.
5. If there is any perceived discrepancy in compliance with this RFR filing procedure, the Clerk should consult with the Chairman or, if the Chairman is unavailable, the Vice-Chairman. The Chairman or the Vice-Chairman will determine whether the RFR is timely and properly filed and direct the Clerk to (1) process the RFR for consideration by the Board or (2) return the RFR and filing fee to the requestor with a cover letter explaining why the RFR was not timely or properly filed. Processing an RFR for consideration by the Board shall not be interpreted as a waiver of any claim or defense by the agency in subsequent proceedings concerning the RFR.
6. If the RFR will be processed for Board consideration, the Clerk will send an Acknowledgement of RFR to the Requestor and the applicant, permittee, or licensee, if other than the Requestor. All personal and financial identifying information will be redacted from the RFR and accompanying documentation before the RFR is released to the Board, Department staff or the public.
7. If an RFR pertains to an emergency order, the Clerk will, upon receipt, immediately provide a copy of the RFR to all Board members. The Chairman, or in his or her absence, the Vice-Chairman shall based on the circumstances, decide whether to refer the RFR to the RFR Committee for expedited review or to decline in writing to schedule a Final Review Conference. If the Chairman or Vice-Chairman determines review by the RFR Committee is appropriate, the Clerk will forward a copy of the RFR to Department staff and Office of General Counsel. A Department response and RFR Committee review will be provided on an expedited schedule defined by the Chairman or Vice-Chairman.
8. The Clerk will email the RFR to staff and Office of General Counsel and request a Department Response within eight (8) working days. Upon receipt of the Department Response, the Clerk will forward the RFR and Department Response to all Board members for review, and all Board members will confirm receipt of the RFR to the Clerk by email. If a Board member does not confirm receipt of the RFR within a twenty-four (24) hour period, the Clerk will contact the Board member and confirm receipt. If a Board member believes the RFR should be considered by the RFR Committee, he or she will



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1798

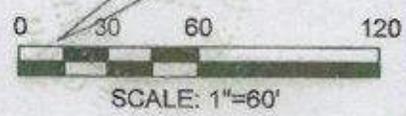


SURVEYOR SIGNED HEREON IS CHARGED WITH SURVEY MATTERS AND THE PHYSICAL DRAWING ON A COMPUTER DRAFTING SYSTEM ONLY. THIS IS NOT A DESIGN OR INTENDED TO BE ONE. ALL DEPICTIONS THAT ARE NOT SURVEY MATTERS IS PROVIDED BY OTHERS.

[Handwritten Signature]
 4-25-22

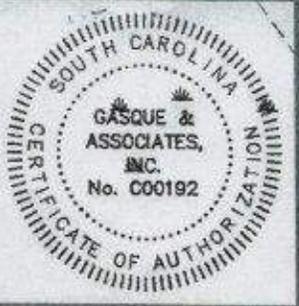
ADJACENT PROPERTY OWNERS:

1. THOMAS D. ROBSON
 R120 004 0962
 153 PARK AVE.
 MANHASSETT, NY 11030
2. SCOTT M. SONOC
 R120 004 0964
 400 PORT REPUBLIC ST.
 BEAUFORT, SC 29902



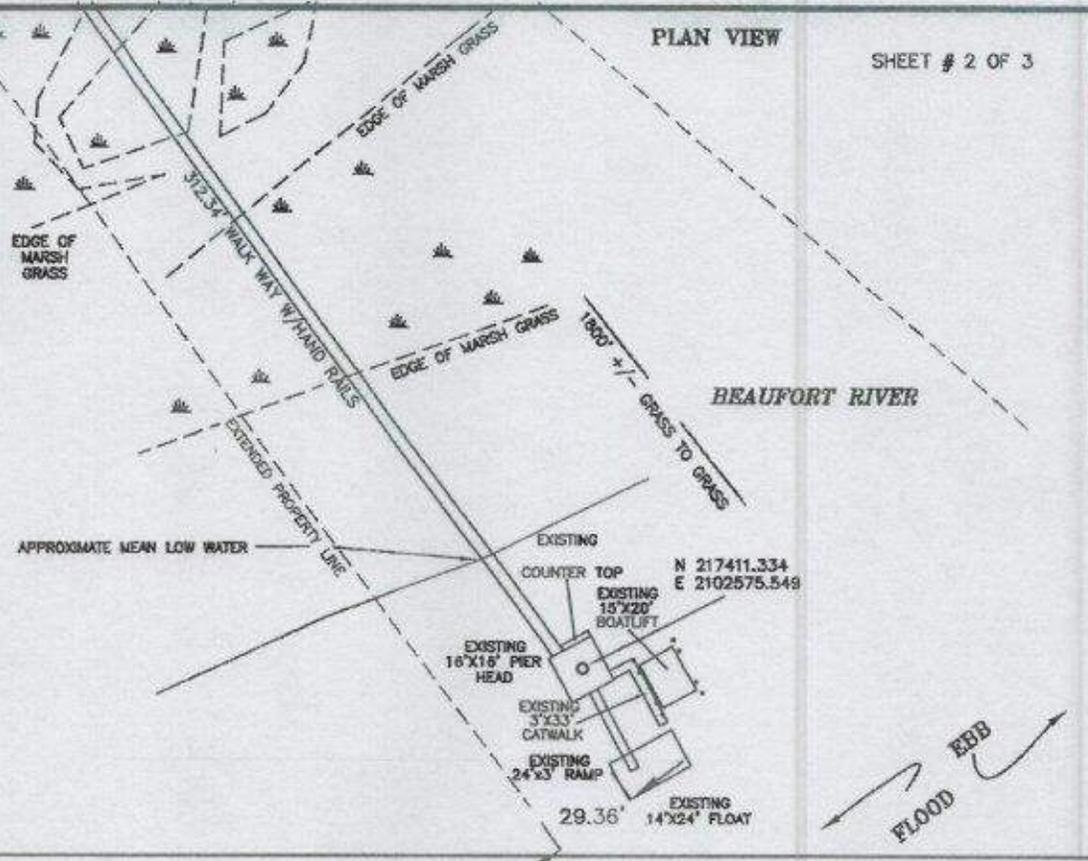
R120 004 000 0963 0000
 DENIS C. WIENER
 500 PORT REPUBLIC STREET
 BEAUFORT, SC 29902

DOCK ASBUILT SURVEY
 FOR DOCK AMENDMENT
 PERMIT
 IN: BEAUFORT RIVER
 AT: CITY OF BEAUFORT
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



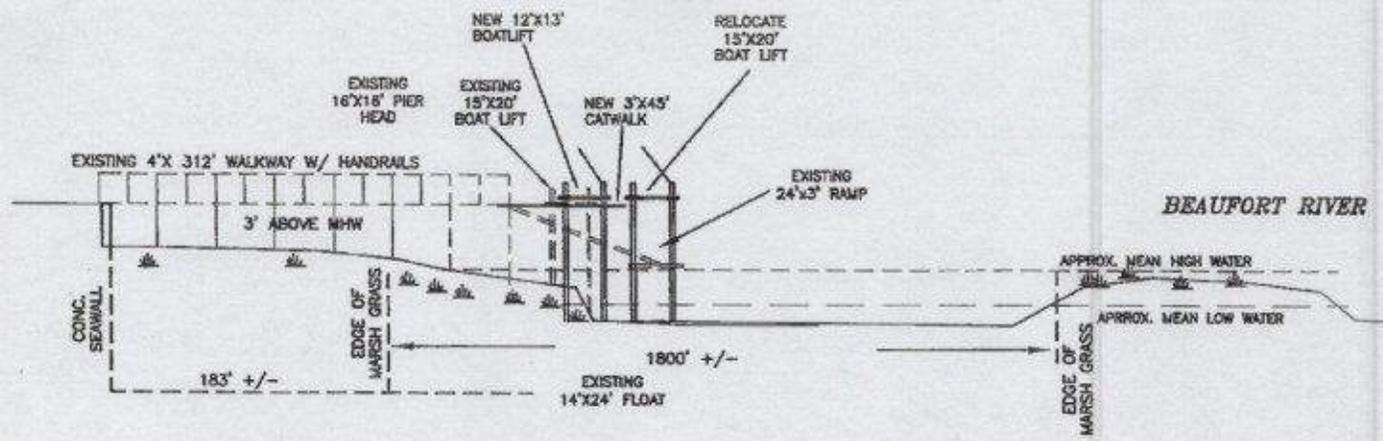
PLAN VIEW

SHEET # 2 OF 3



NOT TO SCALE

PROFILE VIEW



NOT TO SCALE

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BEAUFORT, SC 29902

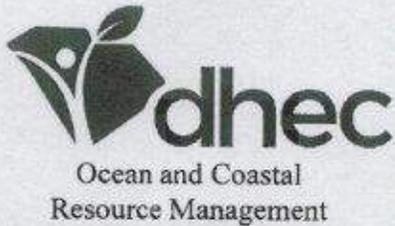
R120 004 000 0963 000
DENIS C. WIENER
500 PORT REPUBLIC STREET
BEAUFORT, SC 29902

DOCK ASBUILT SURVEY
FOR DOCK AMENDMENT
PERMIT
IN: BEAUFORT RIVER
AT: CITY OF BEAUFORT

COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA

JOB# 55644 DSGN 5

DATE: 11/29/2021



REQUEST FOR DHEC-OCRM CONSTRUCTION PLACARD

PERMITTEE/PROPERTY OWNER: _____ PERMIT # _____

ADDRESS: _____

Please indicate below the date on which you will begin actual work on your project as authorized by the enclosed permit. Then simply drop this card in the mail to our office. You will receive a construction placard, good for six months, that must be posted at the work site. If the work is not finished by that time, please contact our office to obtain an additional placard. However, do not request a placard if you are not ready to begin construction.

DATE OF INITIATION OF CONSTRUCTION: _____

PERMIT HOLDER/PROPERTY OWNER OR AGENT SIGNATURE: _____

CONTRACTOR: _____ LICENSE NUMBER: _____

**If a licensed contractor is not listed in the blank space above, then the Permittee/Property Owner is required to list himself/herself as contractor with no license number. In any event, unlicensed contractors serving as Agent for the Permittee/Property Owner will not receive the construction placard since this would be in violation of the S. C. Contractor's Licensing Act of 1999. The S. C. Contractors Licensing Act of 1999 requires that all construction with a total cost of \$5000 or more must be performed by a licensed contractor with a valid contractor's license for marine class construction, except for construction performed by a private landowner for strictly private purposes.*

MAILING ADDRESS TO SEND PLACARD:

_____ WATERWAY: _____
CITY: _____
COUNTY: _____

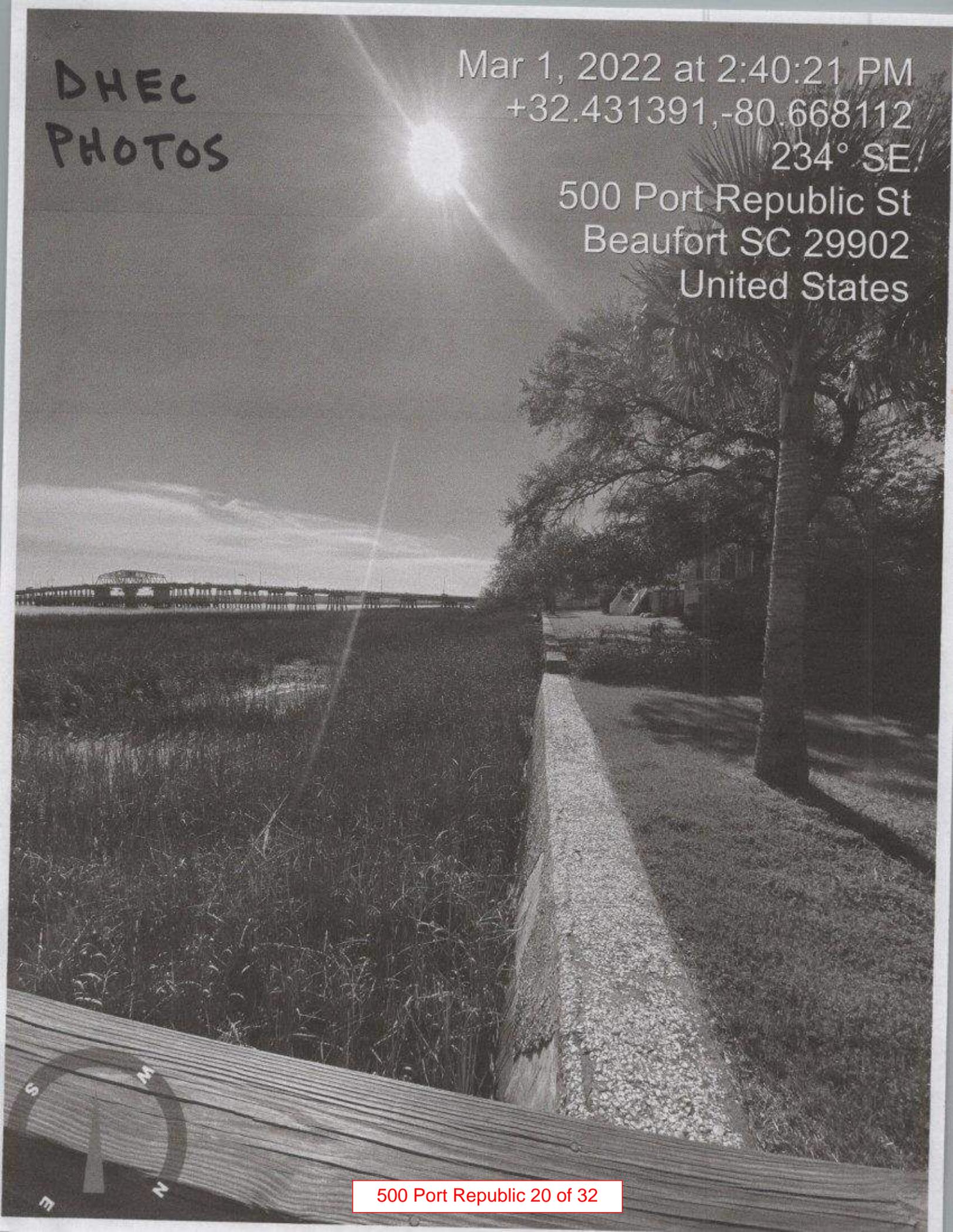
Please mail completed request form to the DHEC-OCRM office in your area:

- | | | |
|--|---|---|
| Charleston:
SCDHEC-OCRM
1362 McMillan Ave.
Suite 400
Charleston, SC 29405 | Myrtle Beach:
SCDHEC-OCRM
927 Shine Ave.
Myrtle Beach, SC 29577 | Beaufort:
SCDHEC-OCRM
104 Parker Drive
Beaufort, SC 29906 |
|--|---|---|

DHEC
PHOTOS

Mar 1, 2022 at 2:40:21 PM
+32.431391,-80.668112
234° SE!

500 Port Republic St
Beaufort SC 29902
United States



Mar 1, 2022 at 2:40:18 PM

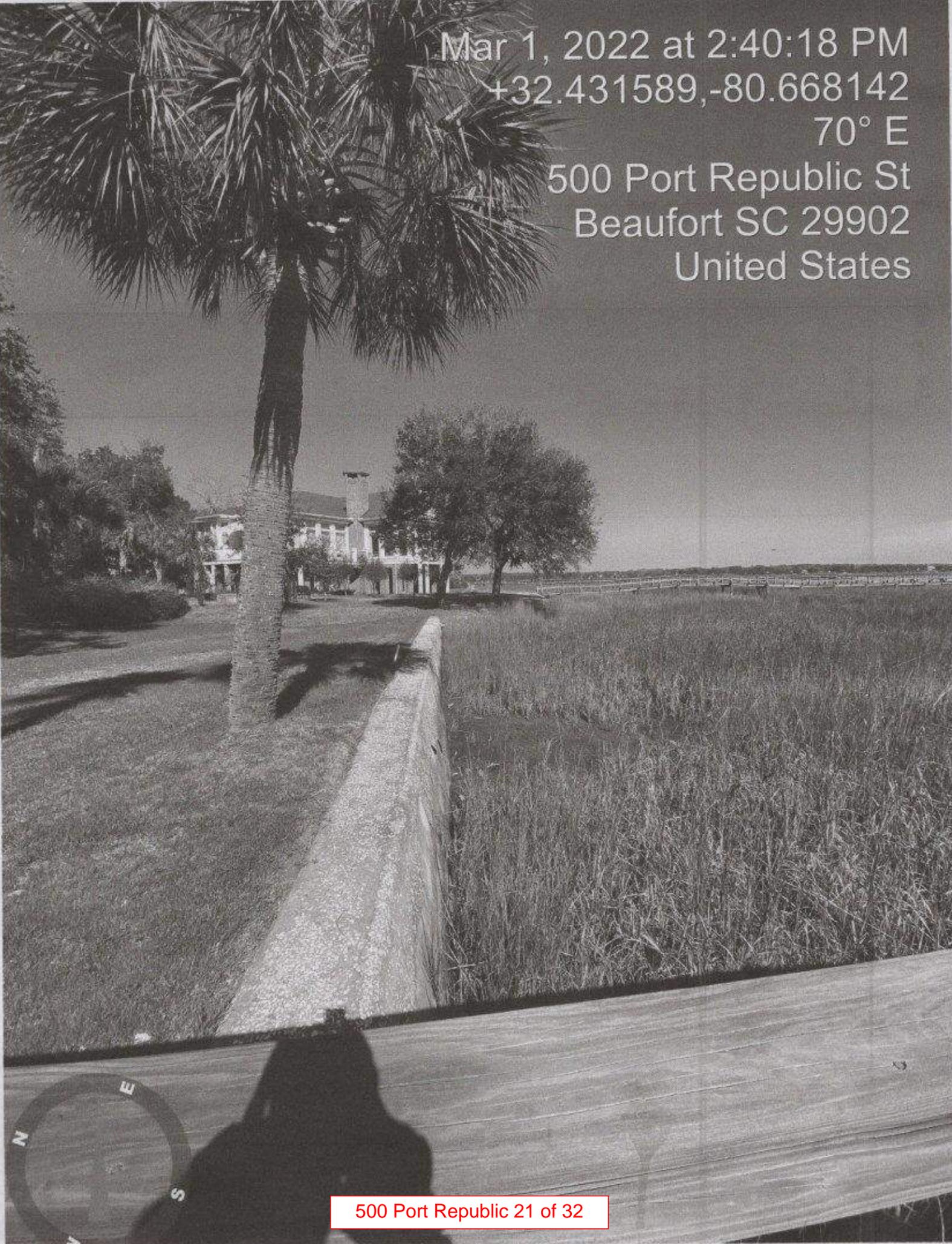
+32.431589,-80.668142

70° E

500 Port Republic St

Beaufort SC 29902

United States



Mar 1, 2022 at 2:37:39 PM

+32.430395,-80.667577

274° W

Beaufort SC

United States

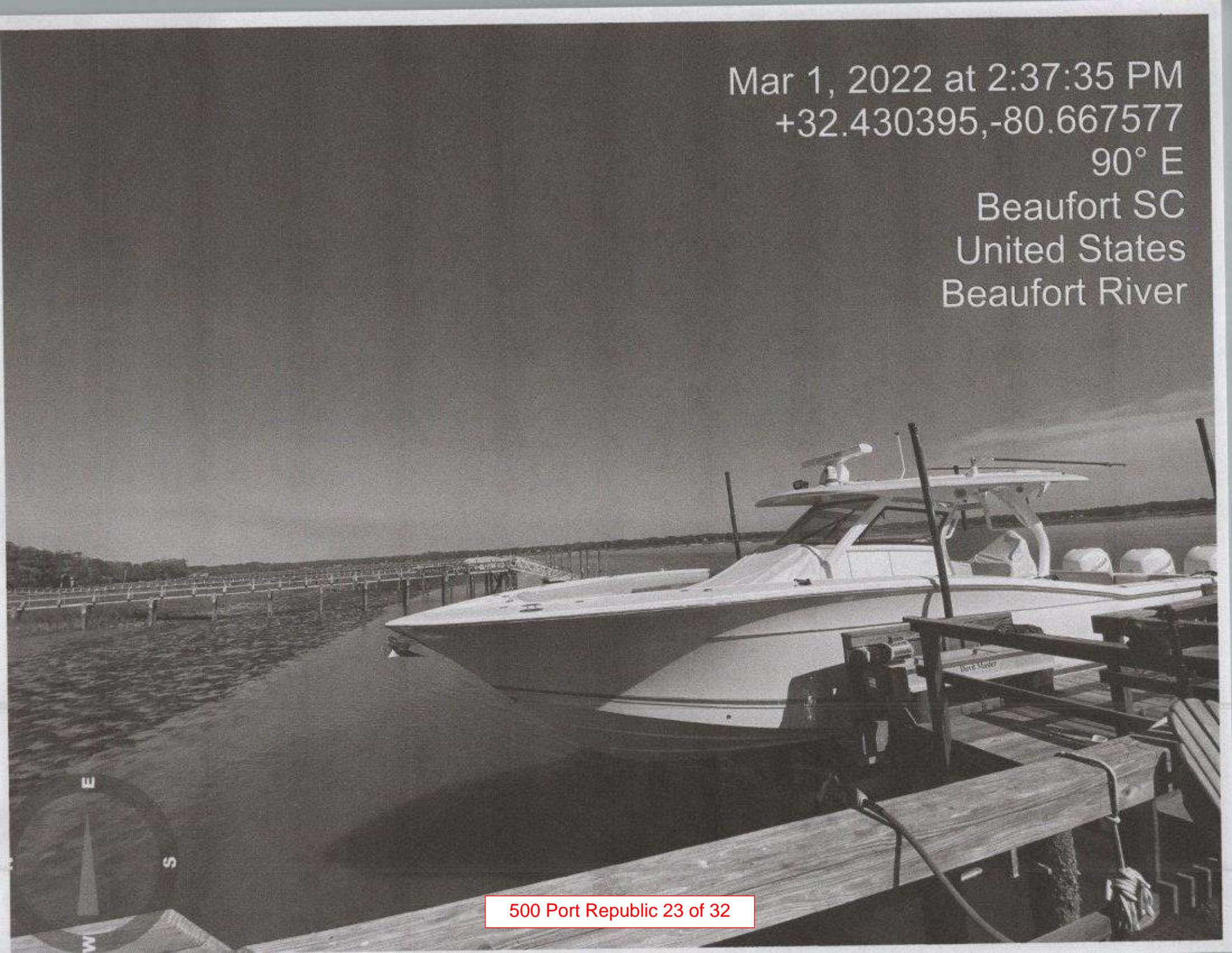
Beaufort River



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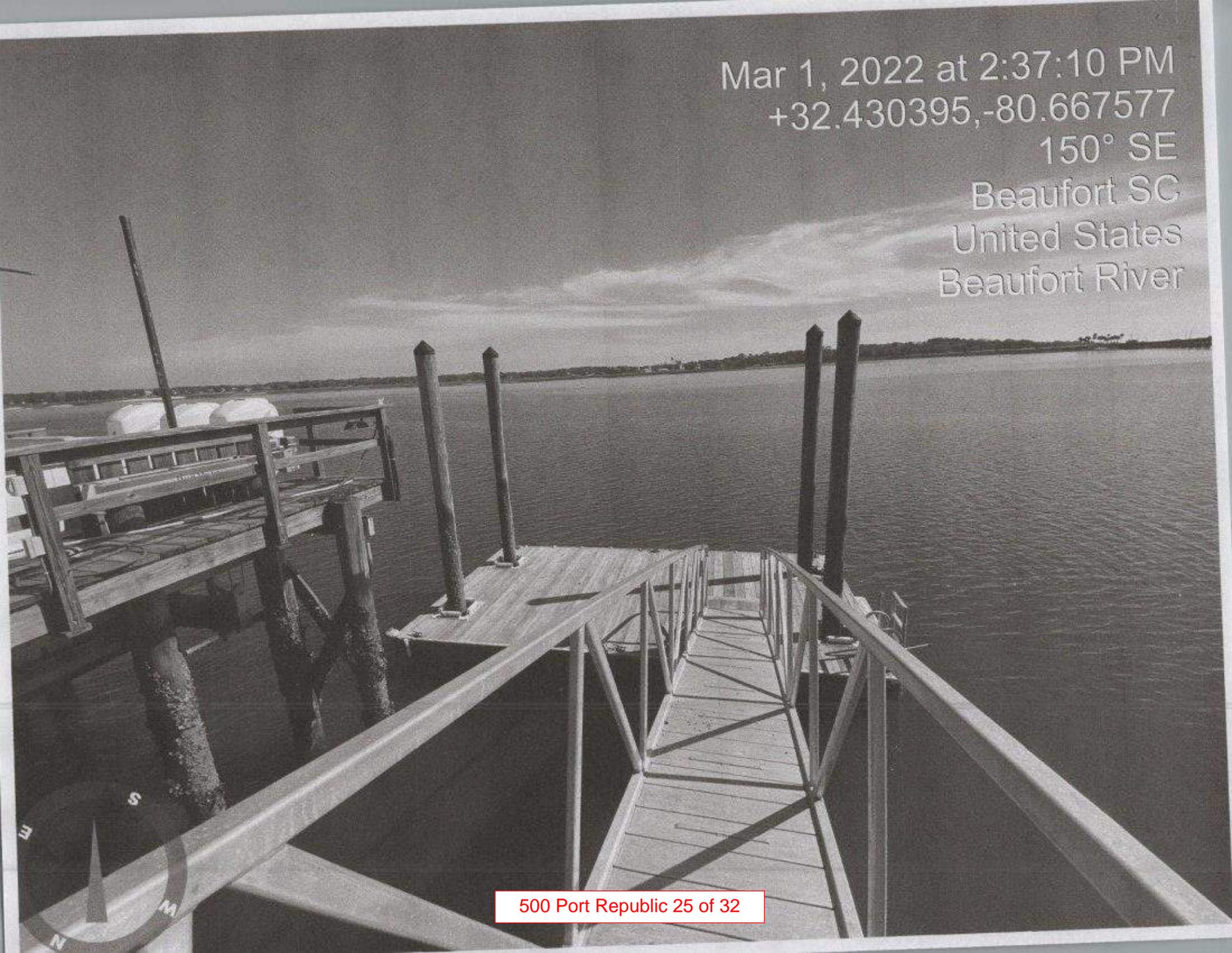
90° E

Beaufort SC
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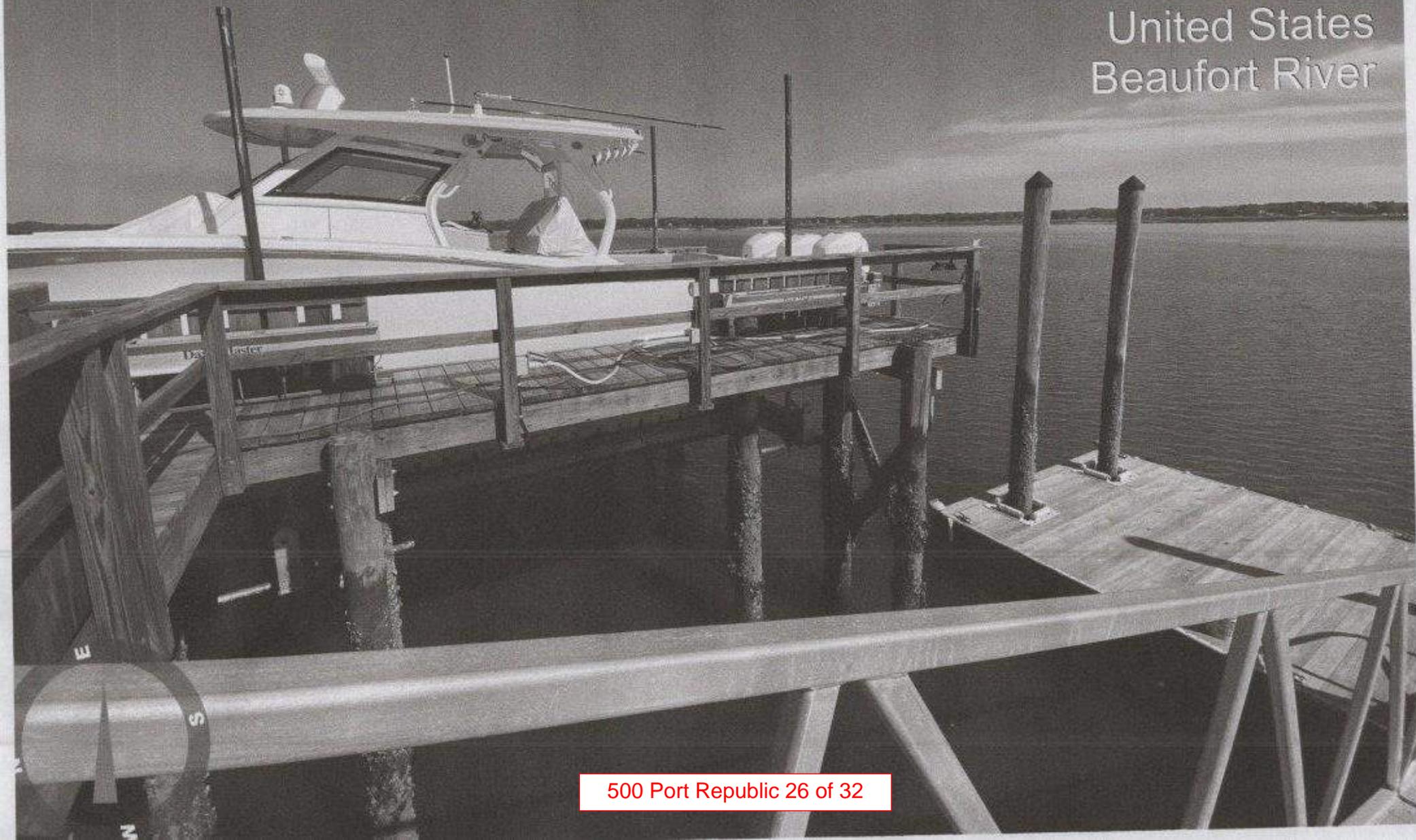
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207° SE
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Beaufort River

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United States
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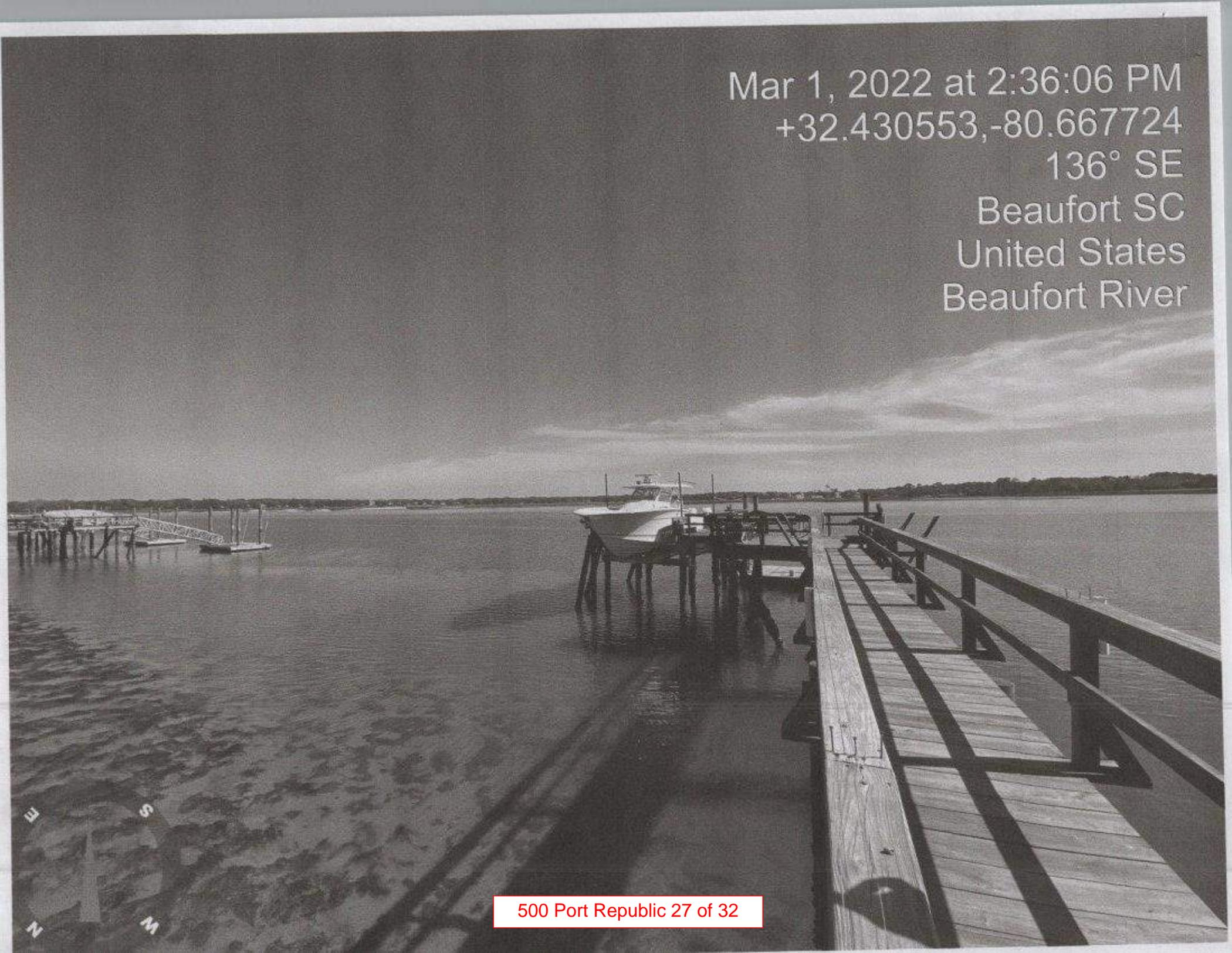


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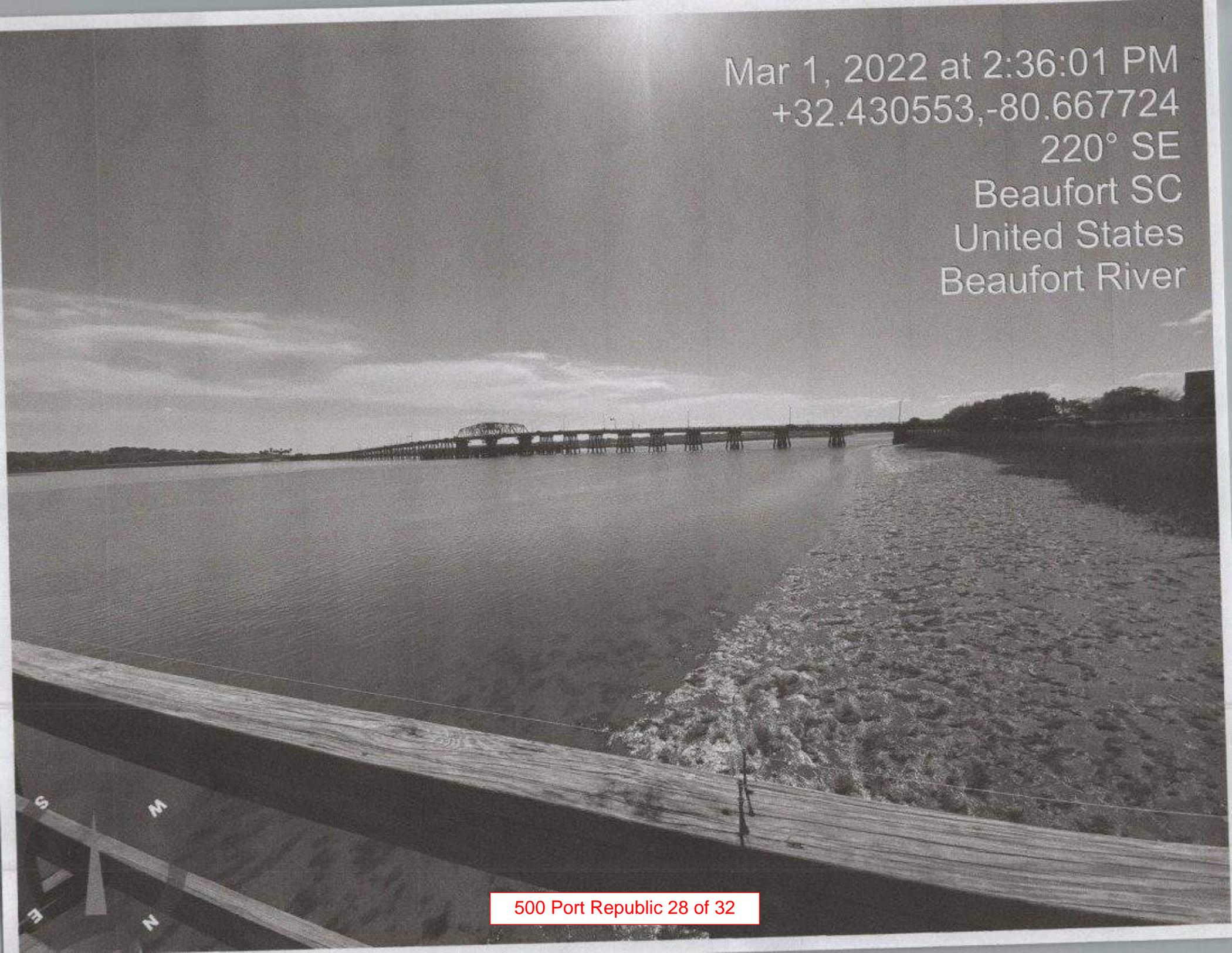
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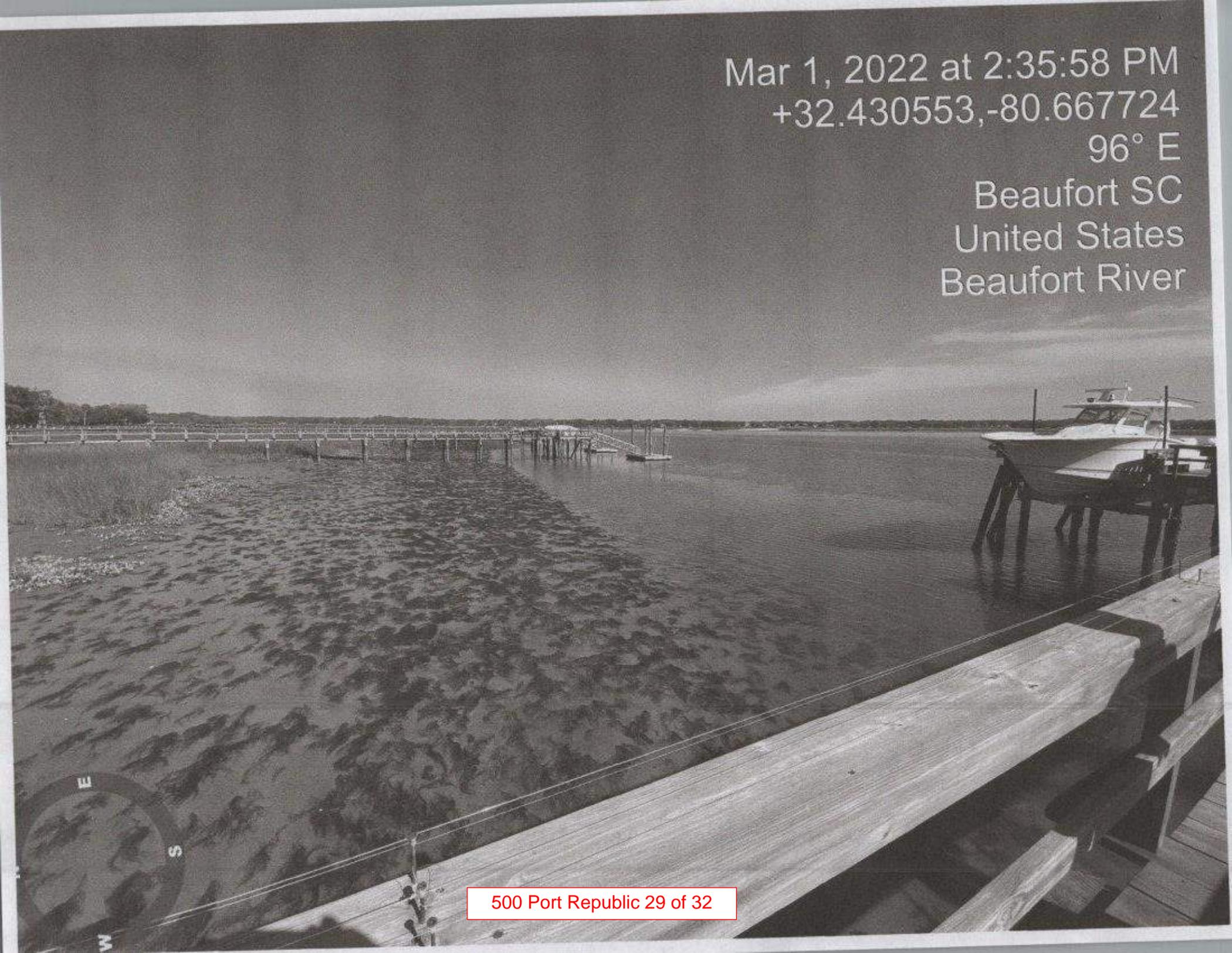
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+32.430553,-80.667724
136° SE
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Mar 1, 2022 at 2:36:01 PM
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United States
Beaufort River



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+32.430553,-80.667724
96° E
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United States
Beaufort River



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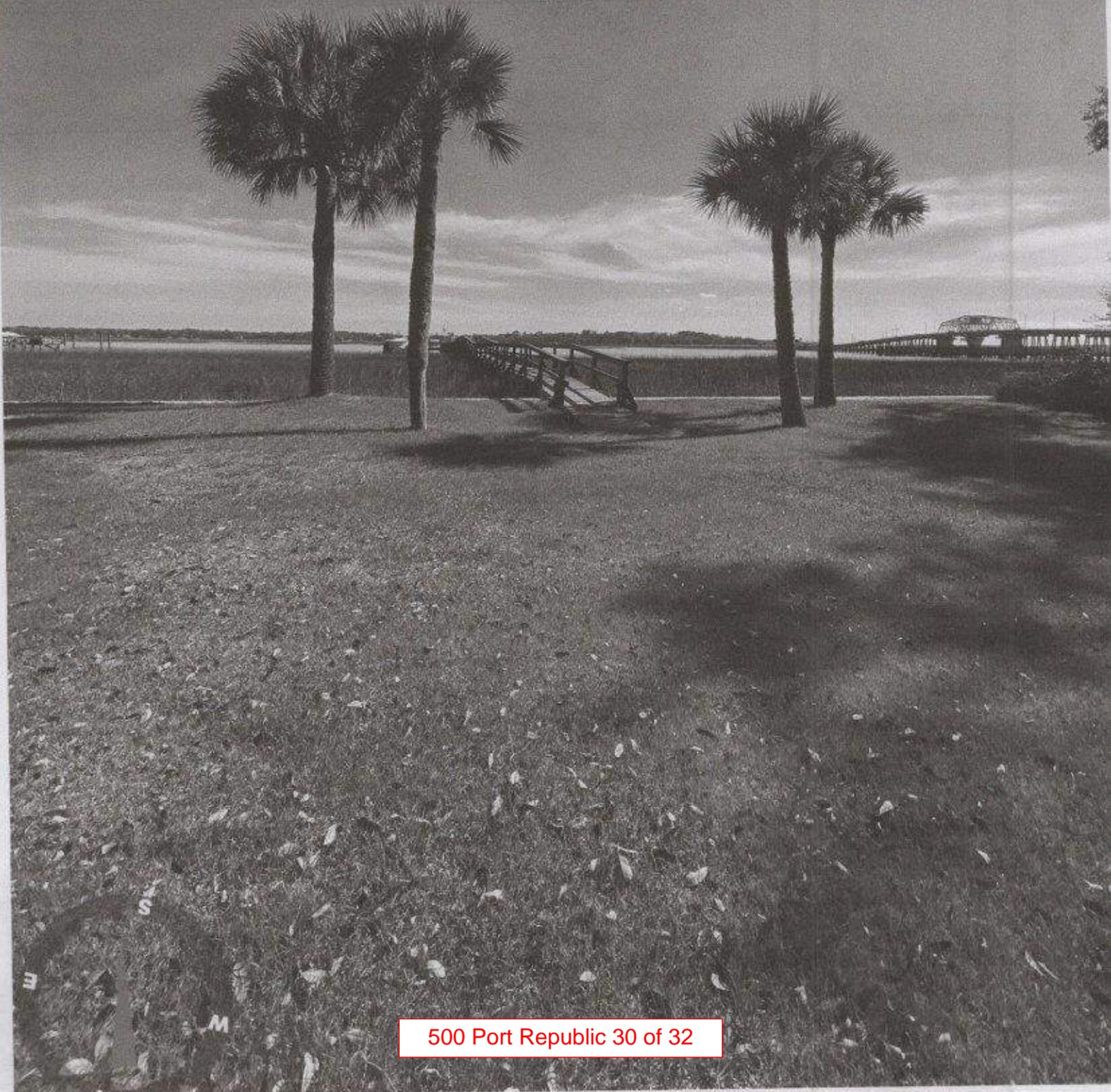
+32.431295,-80.668250

167° S

500 Port Republic St

Beaufort SC 29902

United States





Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 July 2022

1 SUMMARY OF REQUEST

500 Port Republic Street, Dock Extension

The applicant is requesting approval for a dock extension at 500 Port Republic Street.

The house is a contributing structure in the Historic Preservation Neighborhood.

Background: This is the first application received for the proposed dock extension project.

2 FACTS

Property Address:	500 Port Republic Street
Parcel ID:	R120 004 000 0963 0000
Case Number:	22-38 HRB.1
Applicant:	Denis Wiener, Homeowner
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front* —Average prevailing setback on block
 - *Rear setback* – 15' min.
 - *Side Corner/Alley* – 5' min.
 - *Side Interior* – 6' min., 10' min. in The Point
- **Lot Width at Front Setback:** 40' min., 60' min. in The Point
- **Lot Size:** 4,000 sf min., 6,000 sf min. in The Point
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed for total impervious coverage.
- **Frontage Build-Out:** 75% max.
- **Maximum Building Height:** 3 stories max.

References:

Beaufort Code
Beaufort Preservation Manual
Beaufort Preservation Manual Supplement
Secretary of the Interior's Standards for Treatment of Historic Properties

3 STAFF COMMENTS

Staff Acknowledgements

- The dock and proposed extension are visible from Bay Street and the Woods Memorial Bridge.
- Applicant has already received an amended permit from the DHEC for the dock extension to allow the new construction off the existing dock.
- Dock extension is to the east of the existing dock.

Staff Conditions

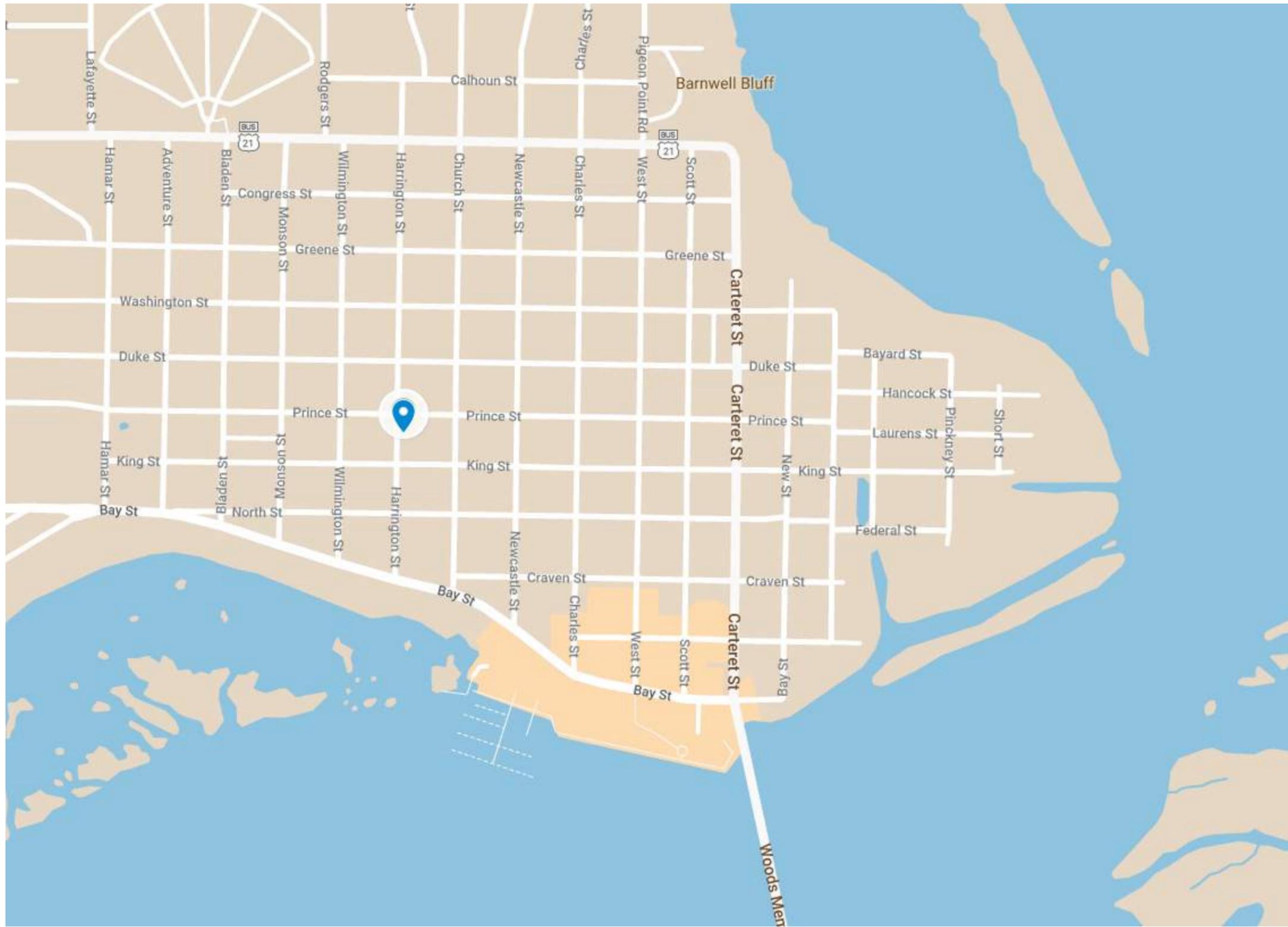
1. Staff recommends the applicant use materials that match the existing dock materials as much as possible.

STAFF RECOMMENDATION:

Final Approval as submitted.

CITY STAFF INTRODUCTION

607 Harrington Street











APPLICANT PRESENTATION

607 Harrington Street



PAID 6/1/22cc

HISTORIC DISTRICT REVIEW BOARD APPLICATION

Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: TBD

Receipt # _____

OFFICE USE ONLY: Date Filed: 6/1 Application #: 23800 Zoning District: 74-N

Beaufort County 1997 Historic Survey Listing: Yes - Site No.: _____ No

An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the *Beaufort Preservation Manual and Supplement*, or the *Northwest Quadrant Design Principles* (refer to www.cityofbeaufort.org) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings are not excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. ***SUBMITTAL REQUIREMENTS: ALL documents must be submitted in a COMPLETE DIGITAL package on the deadline date.** If the applicant or a representative is not present at the meeting, the application will not be reviewed.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant and Property Information

Property Address: 607 Harrington Street

Applicant Name: Steven Tully Phone: 853-521-0000 E-mail: tullysteven@gmail.com

Applicant's Address: 702 Bladen Street Suite B Beaufort SC 2902

Property Owner: Same as applicant Phone: Same as app E-mail: Same as applicant

Owner's Address: _____

Architect/Designer: Same as applicant Phone: Same as app E-mail: Same as applicant

Architect/Designer Address: _____

REQUEST FOR: Conceptual Review Preliminary Review Bailey Bill Approval*
 Final Approval Change After Certification Staff Review
**Requires a Bailey Bill-Part A Preliminary Review Application Form*

NATURE OF WORK: (Check all that apply)
 Color changes Alterations, Additions Other: _____
 New Construction Primary Structure Secondary Structure

DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklist for Requirements)
 Photographs Floor/Roof Plans Color Sample Elevation Drawings
 Site Plan/Plat Detail Drawing Material Sample Model/Context Imagery
 Part A Preliminary Review Form for a Rehabilitated Historic Property

****Minor/Major Demolition or Relocation - Requires a Public Hearing**
EXPLANATION AND DESCRIPTION OF WORK (if requesting Bailey Bill Approval, this section may be left blank):
Repair rotten siding, remove faux shutters and repaint. Fix windows.

OWNER'S SIGNATURE: [Signature] DATE: 5-31-2022

APPLICANT'S SIGNATURE: [Signature] DATE: 5-31-2022

See Section 10.7 for complete information about the Historic Review Board | updated December 22, 2017
This form is also available online at www.cityofbeaufort.org

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

*This Application Requirements Checklist **MUST** be included in applications, with submitted items checked.

Conceptual Review

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

Preliminary Review: All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arbonist report may be required if grand trees are affected by the project.

Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required. *White Paint* ↗
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

Sherman Williams 2 Rain Refresh

Revised Dec. 10, 2021



607 Harrington 10 of 15



607 Harrington 11 of 15



607 Harrington 12 of 15

SW 7005
Pure White

255-C1



Staff Level Design Review Staff Report

From the Department of Community and Economic Development
13 July 2022

1 SUMMARY OF REQUEST

607 Harrington Street, Alteration/Addition

Applicant: Steven Tully, Owner

The applicant is requesting Final Approval of alterations/additions to an existing structure at 607 Harrington Street. This building is listed on the 1997 Beaufort County Historic Sites Survey as a Contributing Resource and is in the Historic Preservation Neighborhood.

Background: This is the first submission received for the proposed project.

2 FACTS

Property Address:	607 Harrington Street
Parcel ID:	R120-004-000-600B-0000
Case Number:	22-44 HRB.1
Applicant:	Steven Tully, Owner
Zoning:	T4-N
Use:	Office

District Development Standards for T4-N:

- **Setback requirements – Primary Structure:**
 - *Front – 0' min./15' max.*
 - *Rear setback – 10' min.*
 - *Side Corner/Alley – 0' min. /10' max.*
 - *Side Interior – 5' min, or 0' if attached.*
- **Maximum Building Height:** 2 stories min. at significant intersections/4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.
- **Frontage Build-Out:** 60% min./85% max.
- **Maximum Lot Coverage:** 70% maximum for rooftops, additional 10% allowed for total impervious coverage.

References:

- The Beaufort Code
- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement

3 STAFF COMMENTS

Staff Acknowledgements:

- A. 607 Harrington Street is listed on the 1997 Beaufort County Historic Sites Survey as a Contributing Resource. The structure was constructed circa 1920.
- B. Since this structure is listed as a contributing resource, the request to paint the structure a different color than what is existing is beyond staff level review.

Staff Conditions:

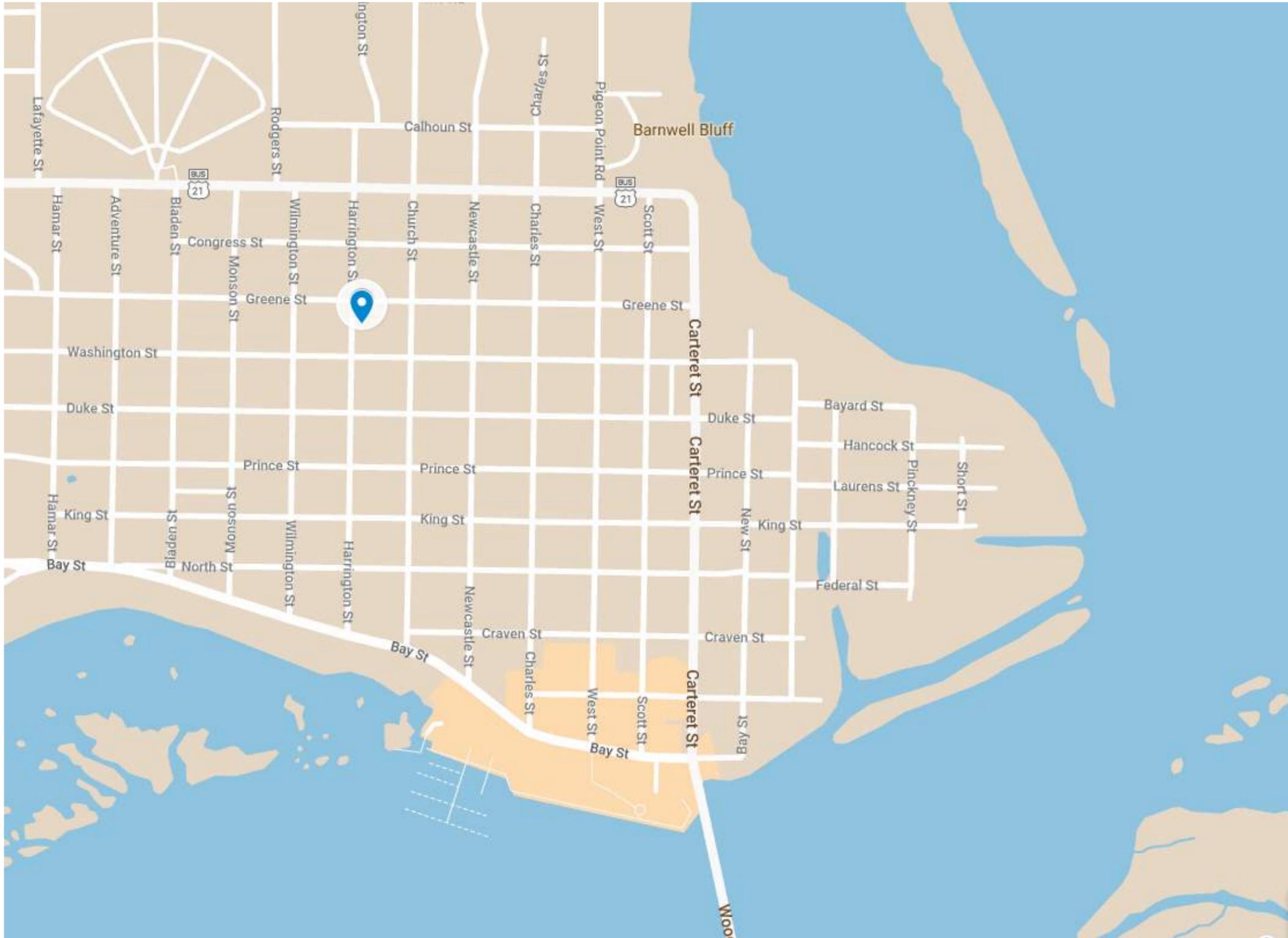
- 1. Staff supports the choice to repair the existing windows as opposed to replacing them. In addition, staff supports the removal of the faux shutters.
- 2. The proposed white paint color is in keeping with the immediate context.
- 3. However, staff notes that there are at least three other structures within view of the front door of this structure that are already white. Staff recommends the applicant consider selecting a paint color scheme from its history or utilize a color scheme similar to its current configuration.

STAFF DECISION:

Final Approval with conditions noted.

CITY STAFF INTRODUCTION

905 Harrington Street











APPLICANT PRESENTATION

905 Harrington Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

J Meadows

- Staff Review
Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 5/20 Application #: 23756 Zoning District: T4-HN
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
*Requires a Bailey Bill - Part A Preliminary Review Application Form

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information Tim Boring
Applicant Name:

Applicant Address: 908 Harrington st Beaufort SC 29902

Applicant E-mail: tim_boring@yahoo.com Applicant Phone Number: 317-512-0393

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: 905 Harrington st improvements

Property Address: 905 Harrington st Beaufort SC 29902

Property Identification Number (Tax Map & Parcel Number): (PIN) R120 004 000 0265 0000 (AIN) 00215216

Date Submitted: 05/20/2022

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Tim Boring Date: 5/20/2022

Owner's Signature: Date:

(The owner's signature is required if the applicant is not the owner.)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

Project Name: 905 Harrington st improvements

Property Size in Acres: 0.04 Proposed Building Use: rental

Nature of Work (check all that apply):

- Checkboxes for New Construction, Demolition, Relocation, and Alterations/Additions.

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
651 sqft

Is this project a redevelopment project? [] Y [x] N
Are there existing buildings on the site? [] Y [x] N if yes, will they remain? [] Y [] N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

Replace 10 windows 28 x 45 1/2 and 2 windows 37 1/2 x 36
Replace front door
Repaint exterior greenish grey with off white trim

CONTACT INFORMATION -

Attention: Julie A. Bachety, Administrative Assistant II
Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: development@cityofbeaufort.org Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated March 2, 2022

Contributor



PROJECT PERMIT APPLICATION PROJECT COST UNDER \$50,000 & LESS THAN 5 SUBS

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7049 / f. (843) 986-5606 / permits@cityofbeaufort.org / www.cityofbeaufort.org

OFFICE USE ONLY: Date Filed: _____ Application #: _____ Zoning District: _____ Permit Fee: _____

- RESIDENTIAL COMMERCIAL HISTORIC DISTRICT ARB/HOA Neighborhood (copy of approval required)

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

The owner of the property is aware of and has authorized the proposed work as described in this application. Yes No

Applicant, Property, and Project Information

Applicant/Contractor Name: Tim Boring SC State License No.: 105938297

Applicant E-mail: tim_boring@cpahoo.com Applicant Phone Number: 317-512-0393

Applicant Title: Homeowner Tenant Architect Engineer Developer Contractor

Property Owner: 905 Harrington St. Tim Boring

Property Address: 905 Harrington St. Flood Zone: no Elevation Required: no

Required Application Information

- Addition (includes attached garage) - Site plan required showing impervious/pervious square footage. \$ _____
- Accessory Structure (Over 200 SF -Res / Over 120 SF - Comm'l) (includes accessory dwelling unit, detached garage, carport, shed, gazebo, pool house & greenhouse) - Site plan required showing impervious/pervious SF. \$ _____
- Repair/Renovation \$ 1,100.⁰⁰
- Awning (New) \$ _____
- Re-roof \$ _____

- Electrical \$ _____
- Plumbing \$ _____
- HVAC \$ _____
- Gas \$ _____
- Window(s) \$ 3,150.⁰⁰
- Temp/Mobile Structures \$ _____
- Other: door (front) \$ 296.⁰⁰
- TOTAL PROJECT COST:** \$ 4,546.⁰⁰

Scope of Work - Describe in Detail:

remove enclosure around front porch, PAint exterior, replace front door and windows

Applicant Signature: Tim Boring Date: 5-11-22

Approved By: _____ Date: _____



MINOR SUBCONTRACTOR'S LIST PROJECT COST UNDER \$50,000 & LESS THAN 5 SUBS

Business License Division (buslicense@cityofbeaufort.org)
Building Permit (permits@cityofbeaufort.org)
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7025 / f. (843) 470-3517 www.cityofbeaufort.org

Instructions:

1. Complete this form in its entirety and submit with your application.
2. Ensure job amount is listed for all subs.

OWNER: Tim Boring PERMIT #: _____
PRIME CONTRACTOR: Tim Boring PHONE: 317-512-0393
SITE ADDRESS: 905 Harrington St Beaufort SC 29902

OWNER OR PRIME CONTRACTOR HIRING NO SUBCONTRACTORS:

AS THE OWNER OF THE ABOVE SITE ADDRESS, I WILL BE DOING ALL THE WORK FOR THE PROJECT LISTED ON THE ABOVE PERMIT #. I UNDERSTAND THAT IF I HIRE SOMEONE ELSE TO DO ANY OF THE WORK, I WILL NEED TO COMPLETE THE LOWER PORTION AND RETURN TO THE BUSINESS LICENSE DEPARTMENT PRIOR TO RECEIVING MY FINAL INSPECTION APPROVAL FROM THE BUILDING CODES OFFICE.

SIGNATURE: Tim Boring PHONE: 317-512-0393 DATE: 5-10-22

OWNER OR PRIME CONTRACTOR WITH HIRED SUBCONTRACTORS:

I UNDERSTAND, AS A PRIME CONTRACTOR OR OWNER, THAT I AM TO ENSURE THAT ALL SUBCONTRACTORS HAVE A CURRENT CITY OF BEAUFORT BUSINESS LICENSE AND ARE REGISTERED WITH THE STATE (WHERE APPLICABLE) AND THAT ALL LICENSE FEES ARE PAID. NO PERMIT WILL BE ISSUED UNTIL THE LICENSE STATUS OF THE SUBCONTRACTORS LISTED BELOW IS VERIFIED AND APPROVED BY THE CITY OF BEAUFORT BUSINESS LICENSE DEPARTMENT.

SIGNATURE: _____ PHONE: _____ DATE: _____

LIST BELOW EACH OF THE SUBCONTRACTOR(S) WHO WILL BE WORKING ON THE ABOVE MENTIONED JOB BY THE HOUR, THE JOB, OR BY CONTRACT:

Subcontractor business name: _____ Sub's address/phone: _____ Type of Sub's work done: _____ BUSINESS ACCT. NUMBER: _____ Job cost: _____	OFFICIAL USE: Lic Fee: _____ Lic Pd: _____
Subcontractor business name: _____ Sub's address/phone: _____ Type of Sub's work done: _____ BUSINESS ACCT. NUMBER: _____ Job cost: _____	OFFICIAL USE: Lic Fee: _____ Lic Pd: _____
Subcontractor business name: _____ Sub's address/phone: _____ Type of Sub's work done: _____ BUSINESS ACCT. NUMBER: _____ Job cost: _____	OFFICIAL USE: Lic Fee: _____ Lic Pd: _____
Subcontractor business name: _____ Sub's address/phone: _____ Type of Sub's work done: _____ BUSINESS ACCT. NUMBER: _____ Job cost: _____	OFFICIAL USE: Lic Fee: _____ Lic Pd: _____

BELOW IS A SAMPLE LIST OF THE TYPE OF WORK THAT IS ASSOCIATED WITH CONSTRUCTION RELATED JOBS. LIST SUBCONTRACTORS WHO DID THESE AND ANY UNLISTED JOB TYPES ON THIS PROJECT:
 INSTALLATION CATEGORIES: AUTOMATIC IRRIGATION, FIRE SPRINKLER, AV/NOISE/SOUND, BURGLAR/FIRE ALARM SYSTEM, CABINET, CARPET/VINYL FLOORING, CARPENTRY, CEILING, CERAMIC TILE, CHIMNEY, COUNTER TOPS, DOORS, ELEVATOR, FENCE, FIREPLACE, GARAGE DOORS, GAS GLASS, GREASE TRAP, HOOD SYSTEM, IRON/STEEL, KITCHEN/BATH/BOOKCASE, RADIO/TV/SATELLITE DISH, SCREEN, SEWER, SEPTIC TANK, SIDING, TELEPHONE/PA SYSTEMS, TRUSSES AND OTHERS. OTHER CATEGORIES: BLOCK/BRICK MASONRY, CLEANING SERVICES, CONCRETE FINISHER, INTERIOR DECORATOR, DRY WALL ELECTRICAL, EXTERMINATOR/PEST CONTROL, FRAMING, HVAC, HOUSE MOVER/DEMOLITION, INSULATION, LOT CLEARING, LAND DEVELOPMENT/IMPROVEMENTS, LANDFILLING, LANDSCAPING, MILLWORK, PAINTING, PAVING, PLUMBING, PORTABLE TOILETS, ROOFING, SECURITY SERVICES, STUCCO, SWIMMING POOL, TIN/METAL, TREE SURGEON/REMOVAL, TRIM CARPENTER, TRIM INTERIOR/EXTERIOR, WALLPAPER HANGER, WASTE BIN RENTAL, WELL DRILLING, WINDOWS & OTHERS.

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**
RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 1136
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT.09(TL) Tax Number: R120.004.000.272A.0000
Common name(s): _____ City Block Ref.: 94 Island: Port Royal Is.
City/Vicinity of (vic.): Beaufort

Address/location: 905 Harrington St.
Date: 1910 Alteration date: ca. 1970

Ownership: 1. private 2. city 3. county 4. state 5. federal 6. unknown
Category: 1. building 2. site 3. structure 4. object
Historic use(s): single dwelling Current uses: single dwelling

Notes: Rectangular 1 story 3 x 1 bay frame dwelling w/front-facing gable roof

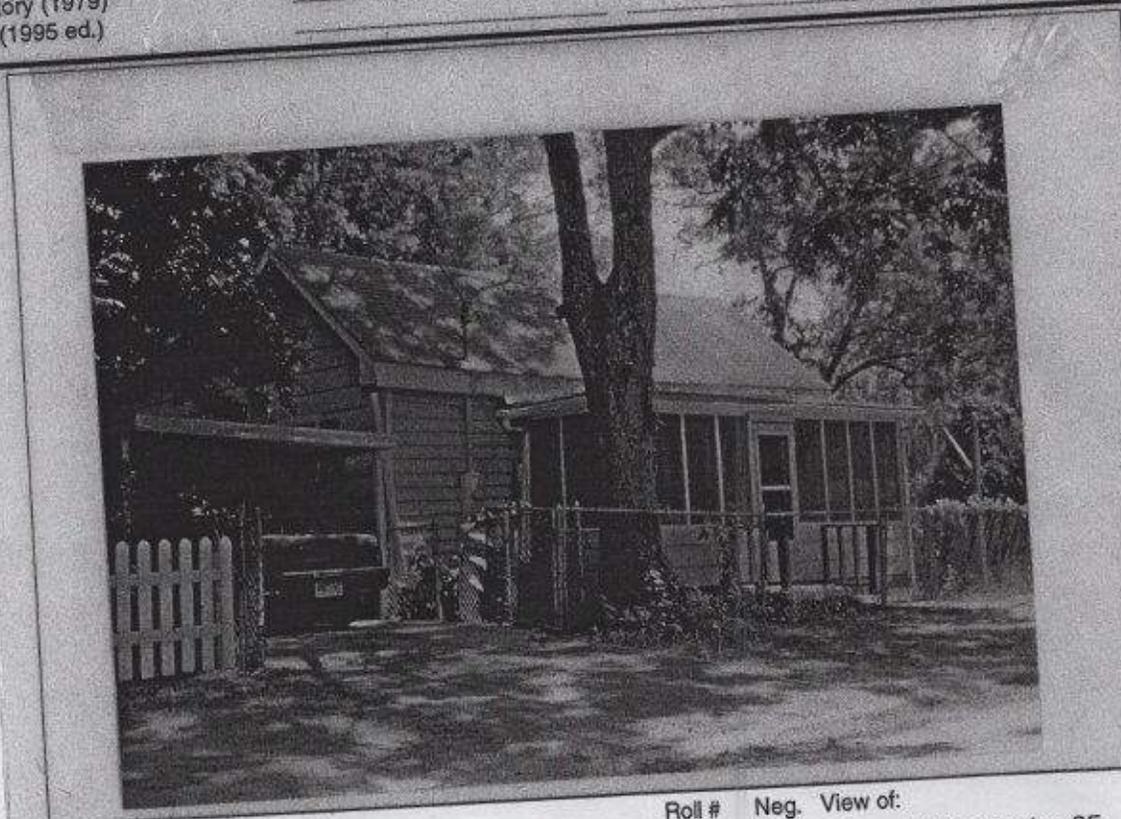
National Register Status: _____ Date: 12/17/69 Listing Name: Beaufort Historic District NRIS #: 69000159
National Register Historic District (NHL, 11/73)

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: _____ Name: _____

Previous Survey: H.A.B.S. Other _____ Reference: _____ Notes: _____
 Feiss-Wright (1969)
 Historic Resources of the Lowcountry (1979)
 Milner Historic District Inventory (1979)
 A Guide to Historic Beaufort (1995 ed.)

Photograph: _____



Photographs:
 prints
 slides
 negatives

Date: 8/1/97
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # S-11 Neg. 14 View of: W facade & N elev., fac. SE



905 Harrington 13 of 53



loop
P/O

Masonite 36-in x 80-in Wood Half Lite Universal Reversible Fir Unfinished Single Front Door Solid Core

#738794 Model #738794

Masonite ★★★★★ 41

♡ \$296.00

■ \$281.20 when you choose 5% savings on eligible items. [Learn how](#)

- Fir wood door with engineered stiles and rails to hold glass in place
- Clear glass design allows the maximum amount of light
- Door slab is natural and ready to stain

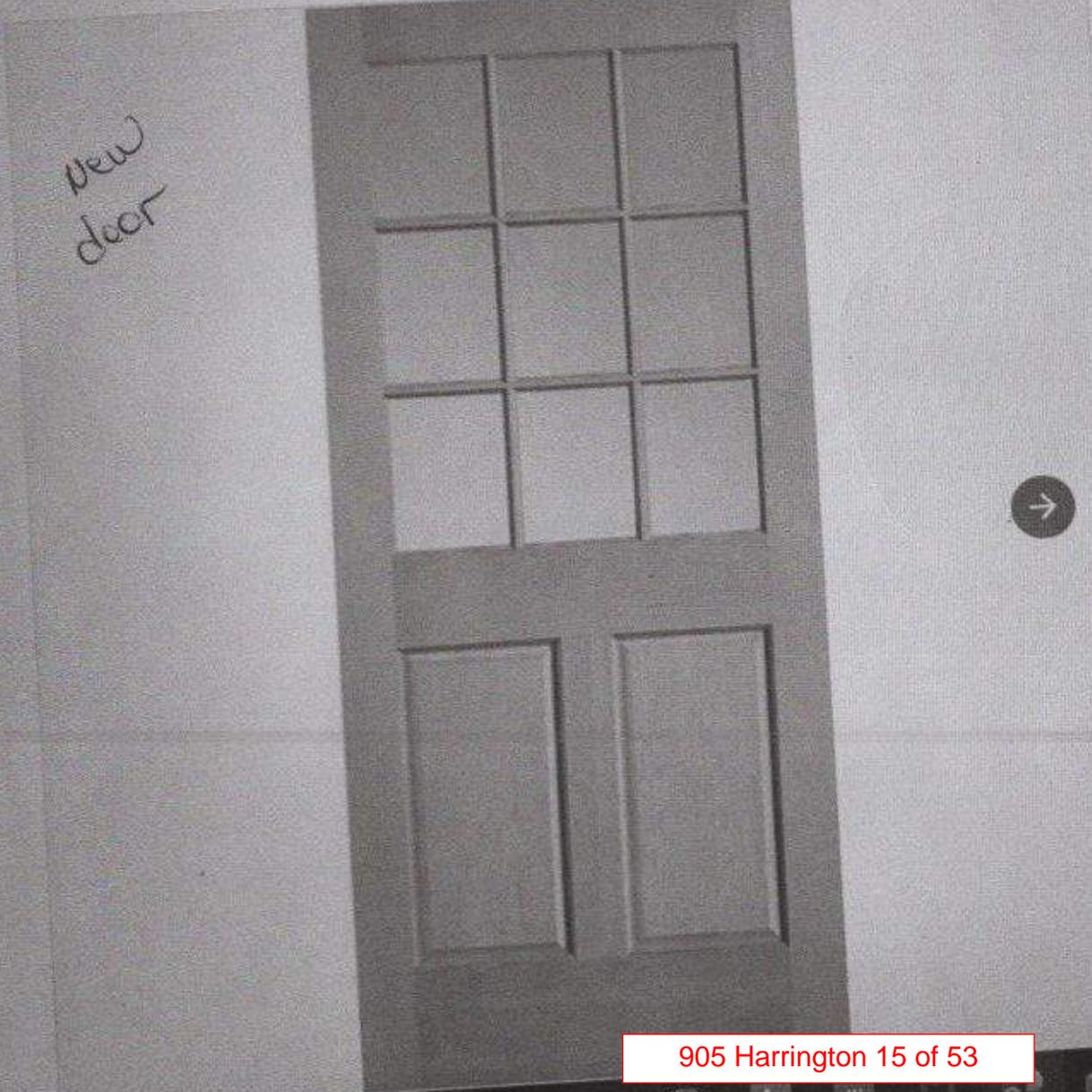
Common Size (W x H)
36-in x 80-in

− 1 +
Qty

Add to Cart

Get It Installed

Free Store Pickup
2 Available today at Bluffton Lowe's
Aisle 47 | Bay 20



New door

old windows





originals/d1/cb/f7/d1cbf7b5999e6899c4045afc46b15619.png



5/8" Flat GBG

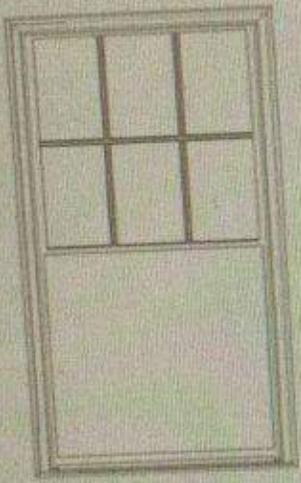


5/8" Sculptured GBG

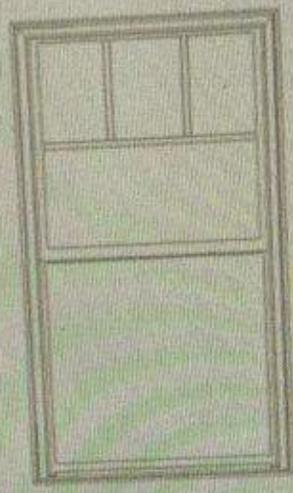
STANDARD GRILLE PATTERNS



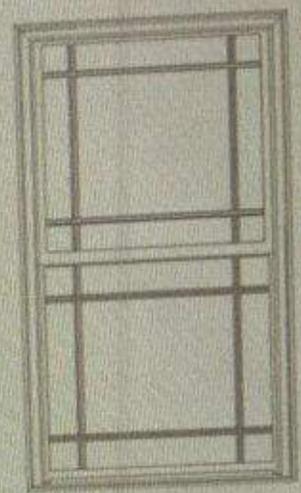
Colonial



Half Colonial
(shown on Casement)



Plaza



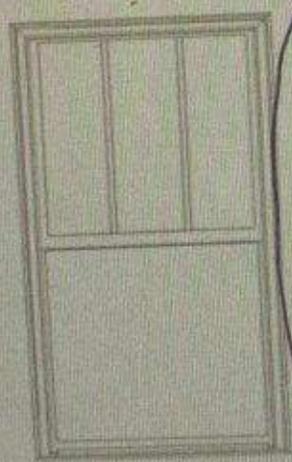
Prairie



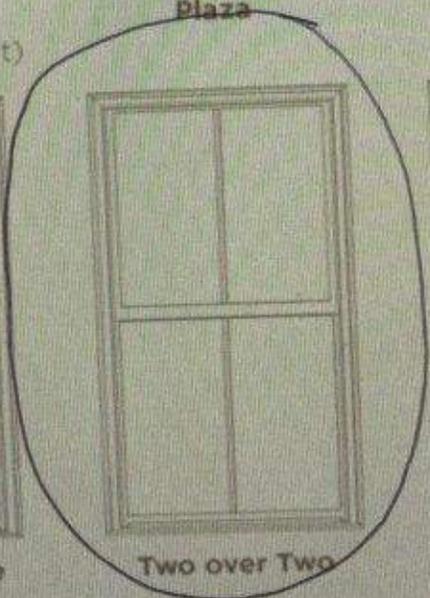
Perimeter



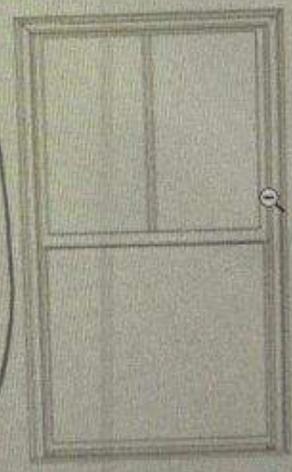
Three over Three



Three over One



Two over Two



Two over One

*new
Replacement
windows*

Records

- Overview
- Parcel
- Land**
- Improvements
- Sales Disclosure
- Pay Taxes

Land

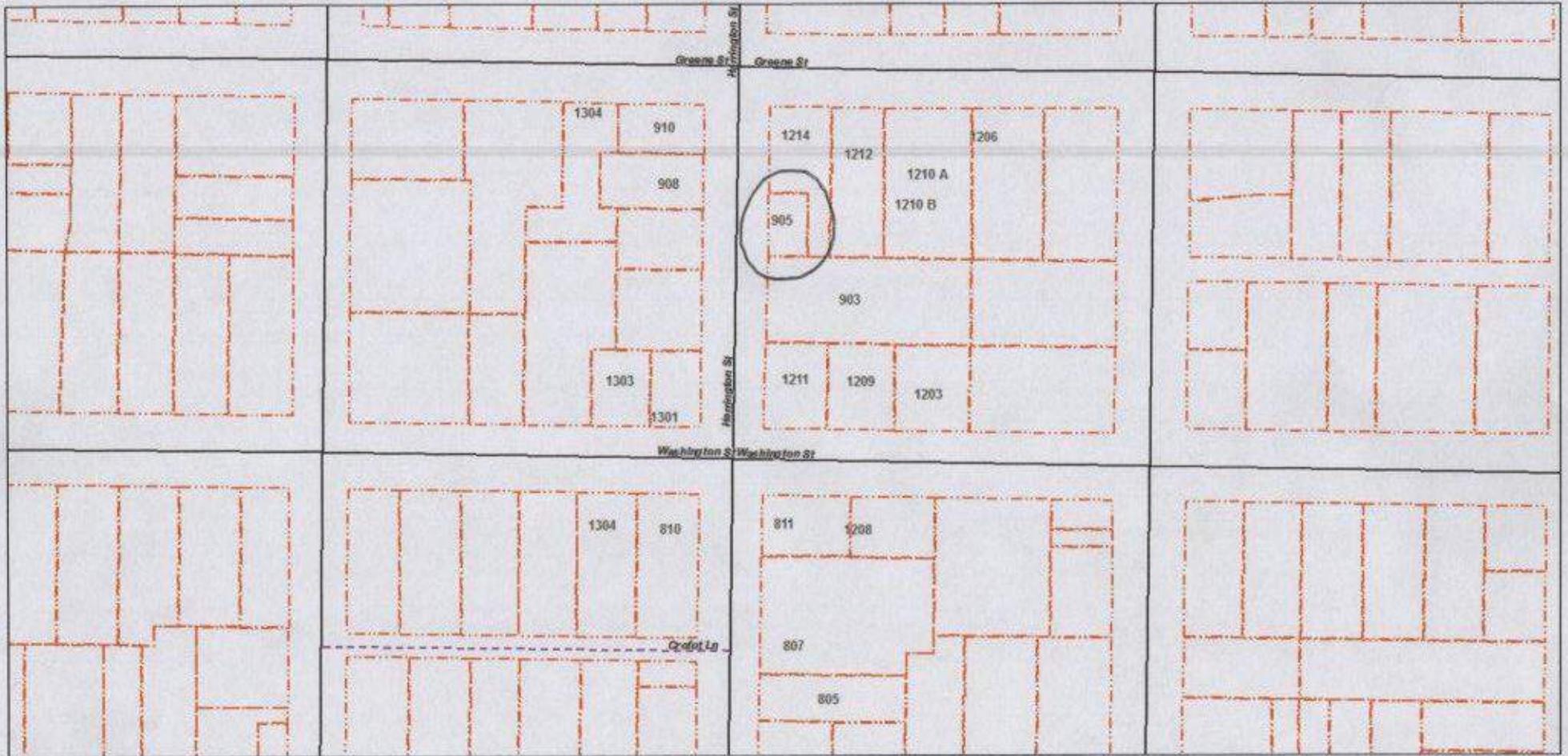
Property ID (PIN)
1 of

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R120 004 000 0265 0000	00215216	905 HARRINGTON ST, BEAUFORT	5/20/2022	2020	2020

Land Description

905 Harrington 19 of 53

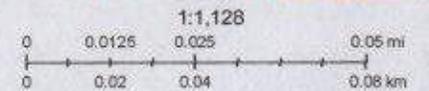
ArcGIS Web Map



6/2/2022, 9:33:53 AM

Road Classifications

- STATE, PAVED
- - - MUNICIPAL, UNPAVED
- LiveParcels



905 aerial image



02/21/2021

905 Harrington 22 of 53

Empty lot
Next to property





905 Harrington 24 of 53

Back of house to
west of property



Property
ACROSS Street

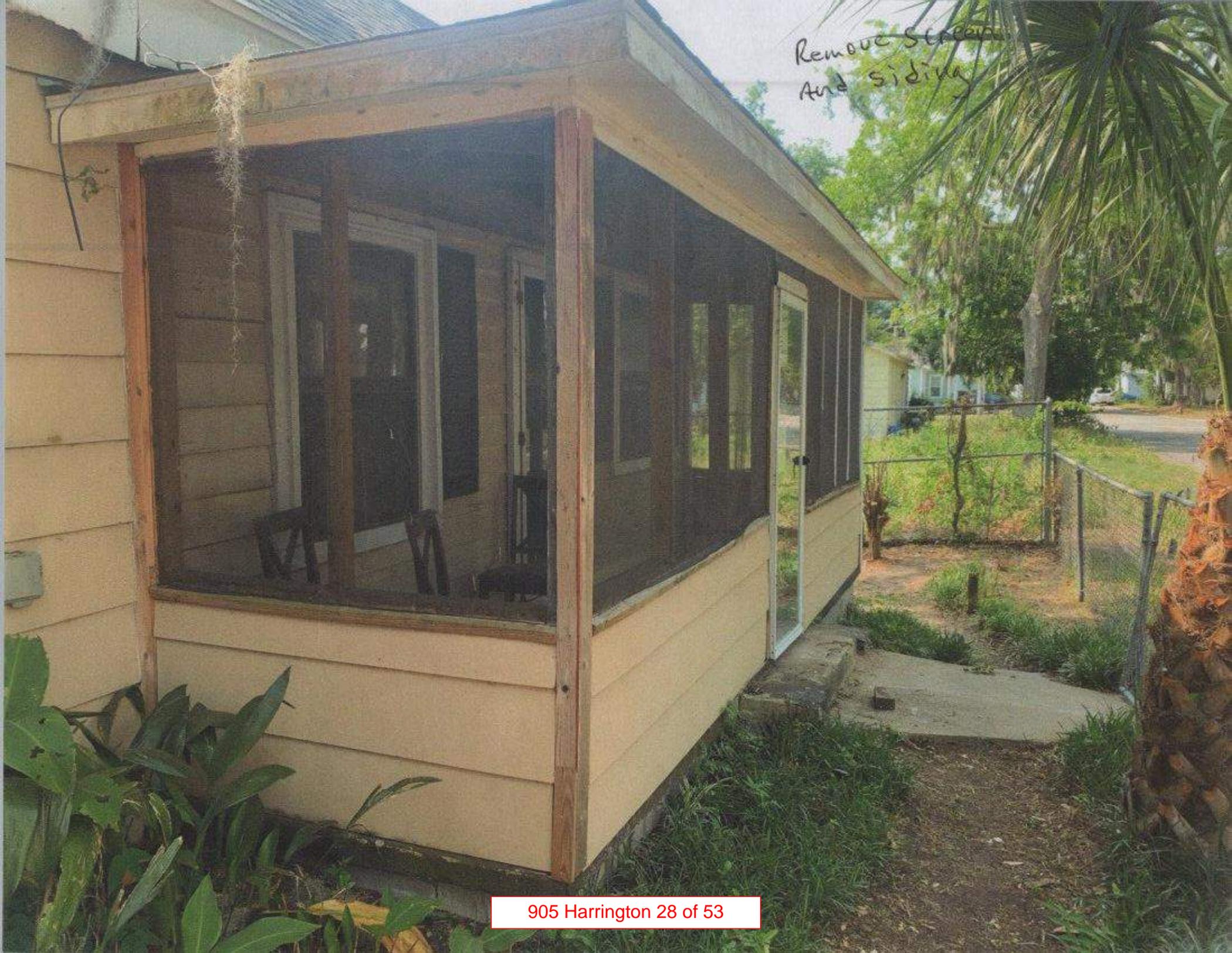


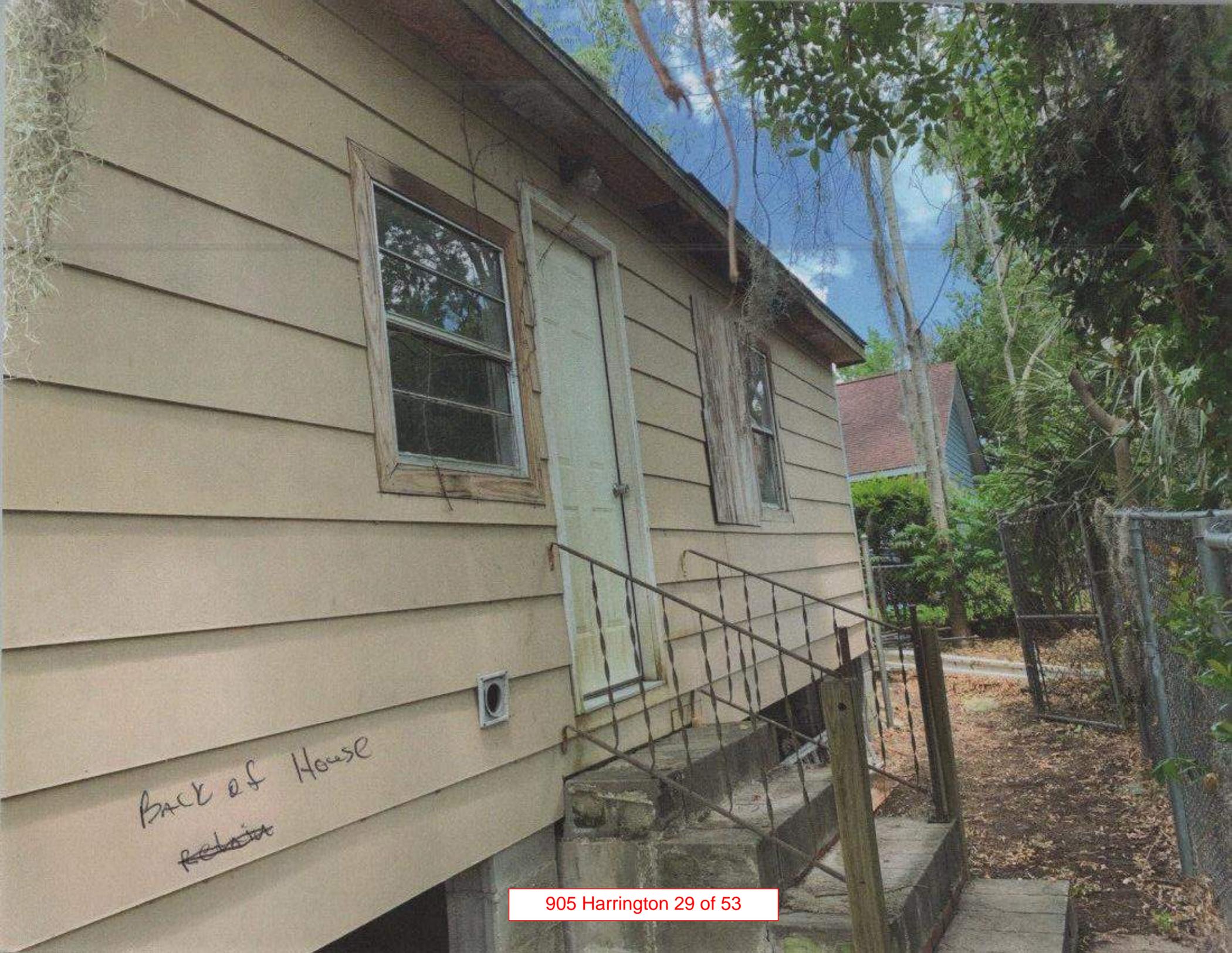
Back of
property



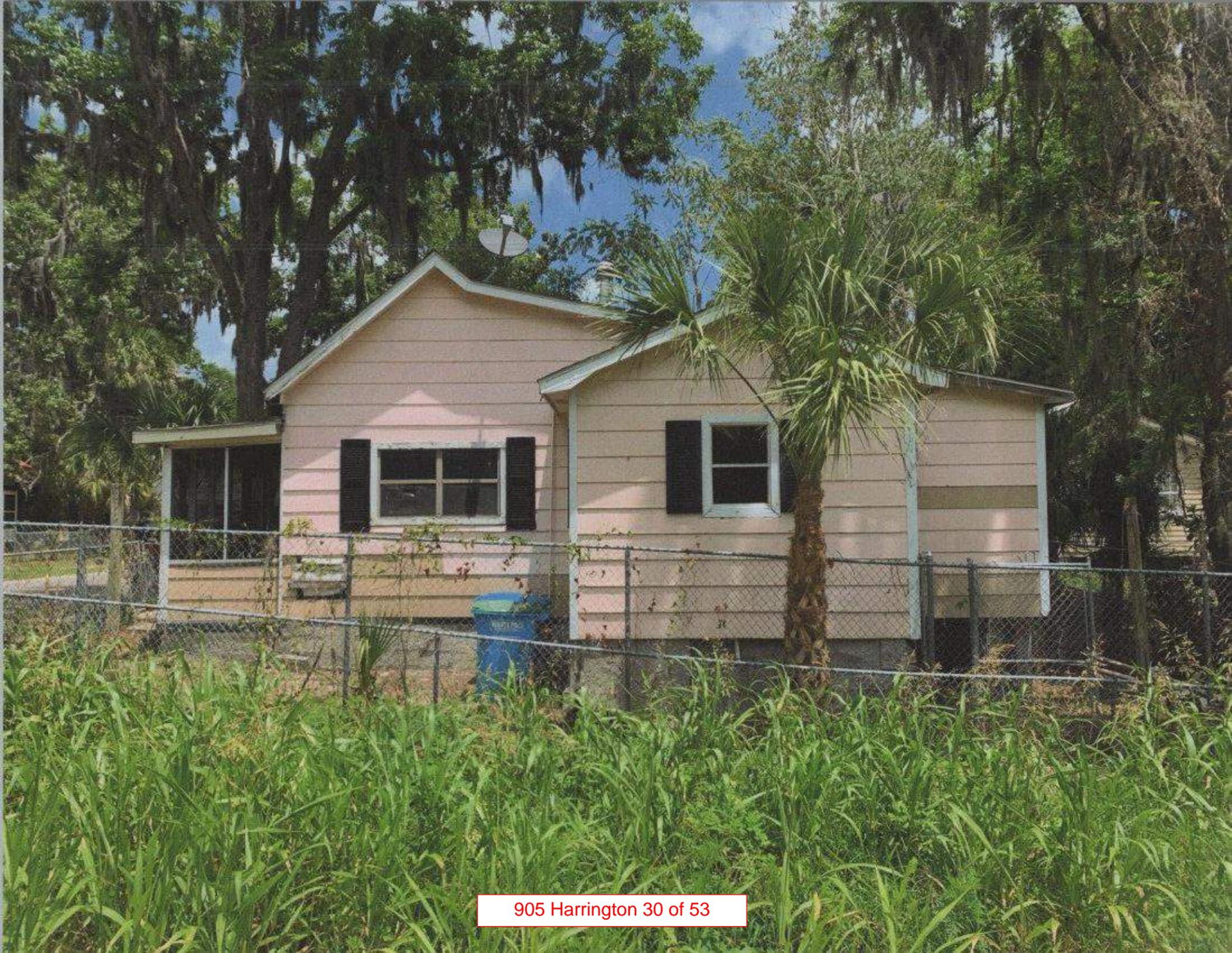
905 Harrington 27 of 53

Remove Screen
And Siding

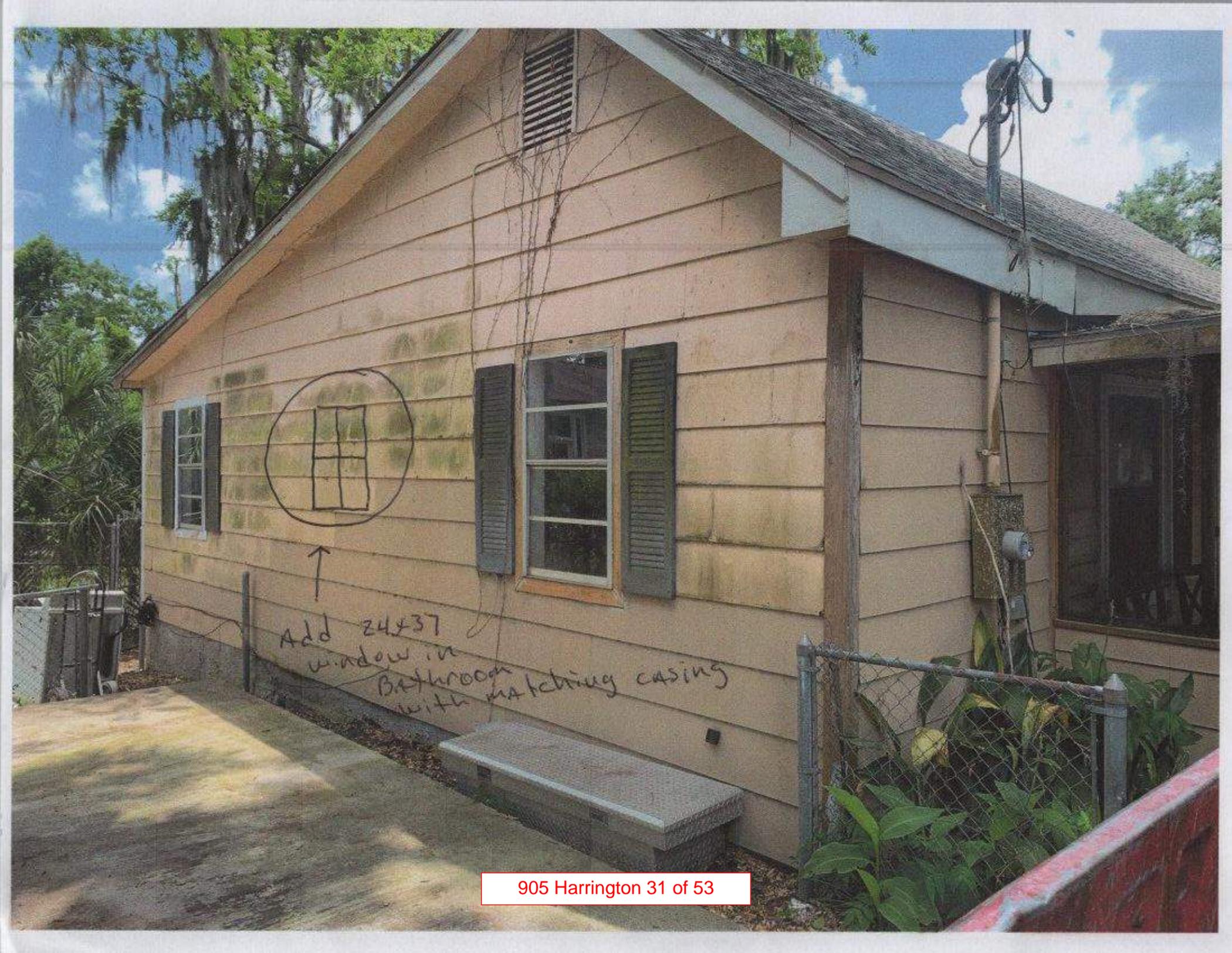




Back of House
~~Retain~~



905 Harrington 30 of 53



Add 24x37
window in
Bathroom
with matching casing

Picture of example
vinyl replacement
windows to use
with simulated
divided lite













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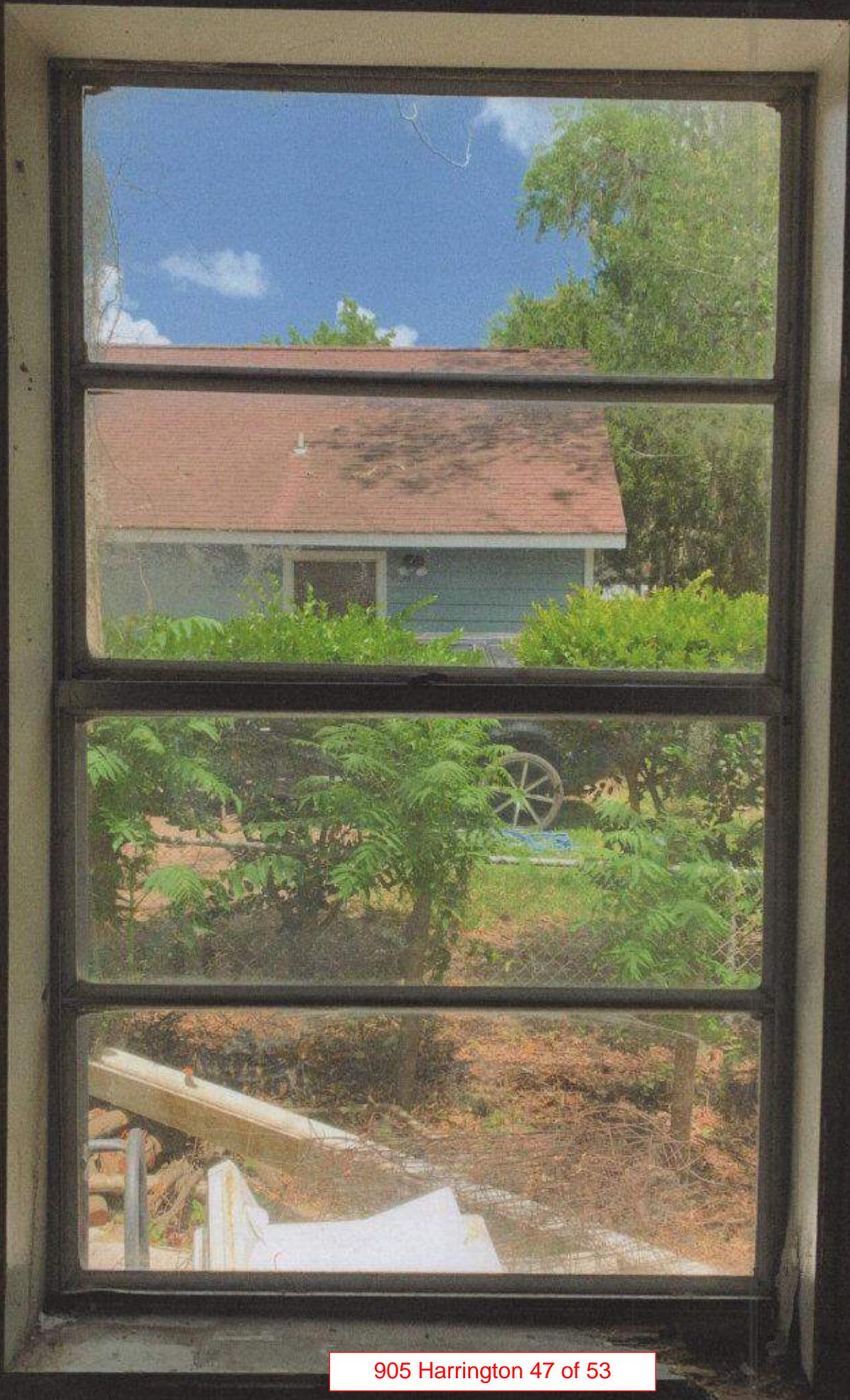






















Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 July 2022

1 SUMMARY OF REQUEST

905 Harrington Street, Alterations/Additions

The applicant is requesting final approval to remove the enclosure around the front porch, paint the exterior, and replace front door and windows.

This is a contributing structure in the Historic Conservation Neighborhood and the Northwest Quadrant.

Background: This is the first application received for this project.

2 FACTS

Property Address:	905 Harrington Street
Parcel ID:	R120 004 000 0265 0000
Case Number:	22-48 HRB.1
Applicant:	Tim Boring, Homeowner
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front* —Average prevailing setback on block
 - *Rear setback* – 15' min.
 - *Side Corner/Alley* – 5' min.
 - *Side Interior* – 6' min., 10' min. in The Point
- **Lot Width at Front Setback:** 40' min., 60' min. in The Point
- **Lot Size:** 4,000 sf min., 6,000 sf min. in The Point
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed for total impervious coverage.
- **Frontage Build-Out:** 75% max.
- **Maximum Building Height:** 3 stories max.

References:

Beaufort Code
Beaufort Preservation Manual and Supplement
Northwest Quadrant Design Principles
Secretary of the Interior's Standards for Treatment of Historic Properties

3 STAFF COMMENTS

Staff Acknowledgements

- This structure is listed on the 1997 Beaufort County Historic Sites Survey as a Contributing Resource. The building was constructed in 1910 as a rectangular 1 story 3x1 bay frame dwelling. The structure is located within the Beaufort Conservation Neighborhood (Northwest Quadrant).
- From pictures submitted of the windows, it doesn't appear that any of the original windows exist today on the structure. There appears to be a mix of aluminum and vinyl windows existing on the structure, all in poor condition.
- Staff supports the applicant's replacement front door with a new wood half lite door.

Staff Conditions

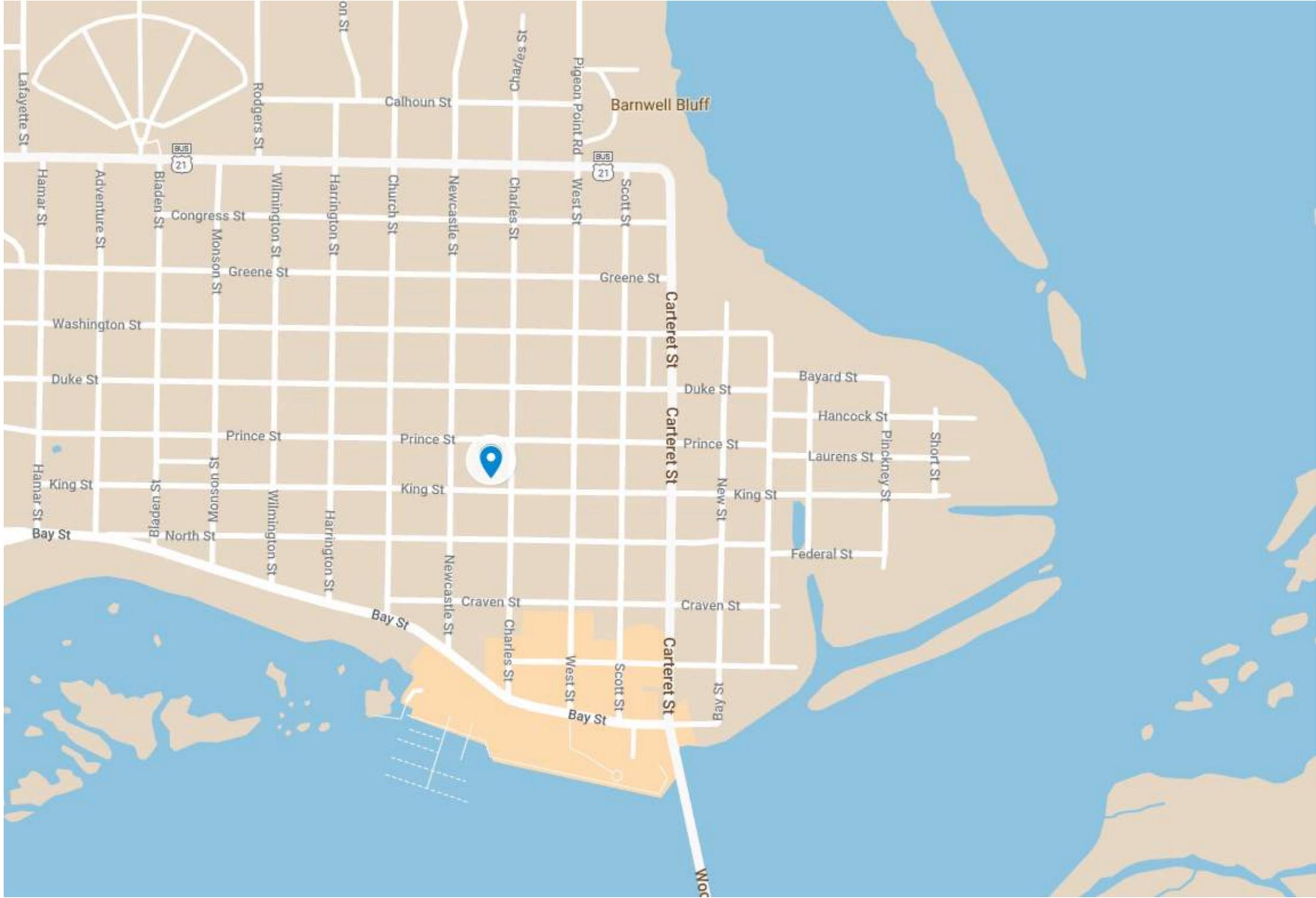
1. Staff does not support the use of vinyl windows as replacement windows on contributing structures within the historic district. The applicant's photo of the example vinyl window to be used is a simulated divided lite window with grilles between the glass. Appropriate windows utilize exterior grilles with internal spacer bars. Per Northwest Quadrant design principles, "wood windows are preferred, and alternative materials are acceptable if they have a painted finish" (page 42). Staff recommends a wood window.
2. Staff supports the two over two design for the new windows.
3. Staff supports the applicant's proposed window on the north elevation. The head of the window must align with the heads of the two adjacent windows on this elevation.
4. Given the deteriorated exterior window casings, staff recommends the applicant replace all exterior window casing.
 - a. New window casing to have enough thickness to be proud of adjacent siding.
 - b. Windows shall not be picture framed.
 - c. Staff recommends the applicant not miter the head and jamb casings.
 - d. The applicant must provide a projecting windowsill which will assist in reducing wood/siding rot over time.
 - e. The windows on the front porch appear to have projecting sills and proper exterior casings. These should remain.
5. Applicant to provide a specific paint color name for the proposed new exterior paint; siding, trim, doors, shutters, etc.
6. Applicant must provide the scope of the porch enclosure removal. Staff supports the removal of the porch screen and siding. Staff is unclear to the design intention of the porch once the screen and siding are removed.

STAFF RECOMMENDATION:

Conceptual Approval with conditions noted.

CITY STAFF INTRODUCTION

600 Charles Street











APPLICANT PRESENTATION

600 Charles Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

PAID
5/3/22 CK

- Staff Review
- Board Review

Application Fee:
see attached schedule

22-33 STF-1

OFFICE USE ONLY: Date Filed: 5/3 Application #: 23723 Zoning District: 74-N
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/historic-review-board.aspx>

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: Baptist Church of Beaufort (Steve Andrews)

Applicant Address: PO Box 879

Applicant E-mail: steve@andrews-sc.com Applicant Phone Number: 843-521-6537

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Steeple Maintenance - Repair

Property Address: 600 Charles Street

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0608 0000

Date Submitted: May 03, 2022

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Steve Andrews Date: May 03, 2022

Owner's Signature: Steve Andrews Date: May 03, 2022

(The owner's signature is required if the applicant is not the owner.)

600 Charles 8 of 48



DEVELOPMENT REVIEW PROCESS HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: Steeple Maintenance & Repair at Baptist Church of Beaufort

Property Size in Acres: Approx 0.8 Ac Proposed Building Use: N/A

Nature of Work (check all that apply):

- New Construction, Primary Structure
 - New Construction, Primary Structure
 - Alterations / Additions
 - Demolition*
 - Relocation*
- *Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
N/A

Is this project a redevelopment project: Y N

Are there existing buildings on the site? Y N if yes, will they remain? Y N

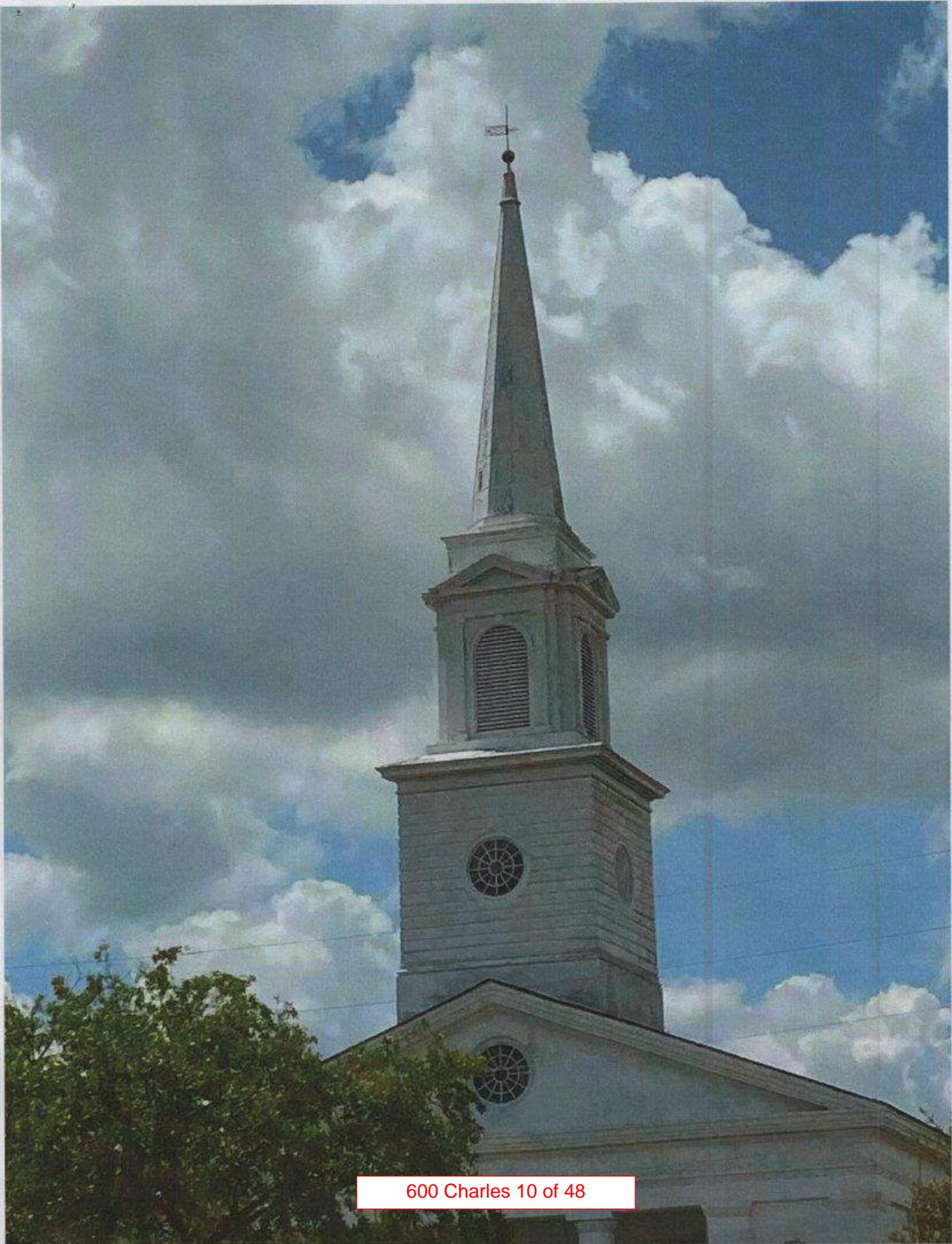
Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

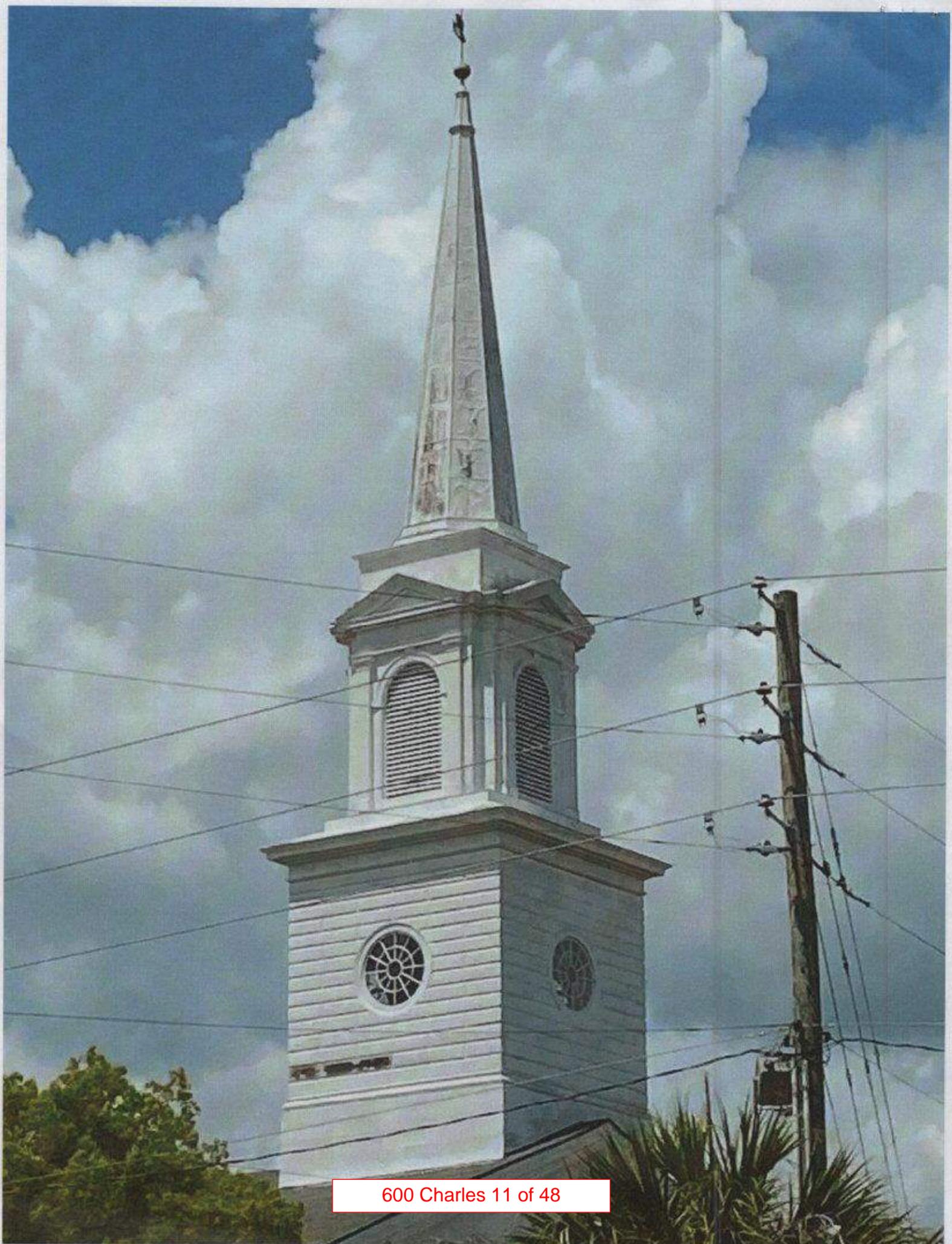
Maintenance & repair of the steeple on the sanctuary at the Baptist Church of Beaufort from the weather vane at the tip-top of the steeple down to the sanctuary roof. In-kind replace and/or repair damaged wood siding and cornice on the base of the steeple. In-kind repair and/or replace the windows in the base of the steeple. In-kind replace the louvers in the base of the steeple. Prime and Paint the steeple from the weather vane down to the sanctuary roof with a white liquid vinyl coating to match the existing color of the steeple. A lift positioned on the church property will provide access for repairing and painting the steeple. This application includes 1) four photographs of the existing steeple demonstrating the need for the repair and to document the appearance the in-kind repair/replacement will achieve; 2) samples of the PVC base material and the liquid vinyl final coating to be applied. The pictures are attached to the electronic submittal. The 2 coating samples will be delivered with the \$50 application fee. The 3 - elevation pictures show discoloration, which is mold, mildew and rot. The closeup picture provides a look at the typical condition of the material in the steeple and an explanation for the need to repair/replace the materials prior to painting.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
 City of Beaufort Department of Planning & Development Services
 1911 Boundary Street, Beaufort, South Carolina 29902
 E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

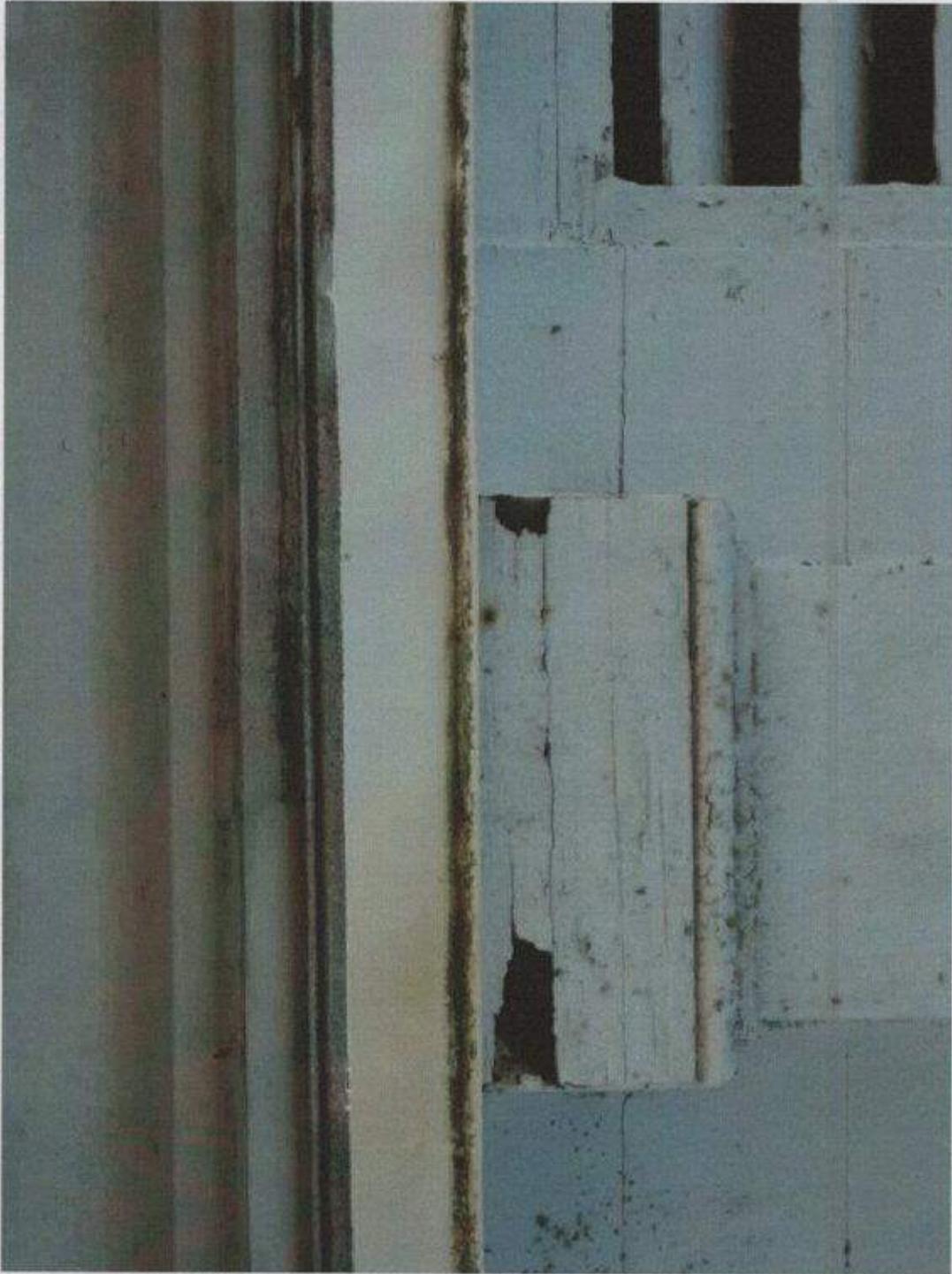
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Belfry and Spire
Added in 1962

Tower is original



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Call us **1-888-409-2023**

- [LIQUID VINYL](#)
- [ADVANTAGES](#)
- [COLORS](#)
- [GALLERY](#)
- [F.A.Q.](#)

It's Not Paint, it's **Liquid Vinyl Siding!**

Coat once and *NEVER PAINT AGAIN*. This vinyl coating is not like paint. It's a permanent! Liquid Vinyl Siding™ is a high performance architectural coating that offers a higher level of protection for your home's exterior. It is Ten Times thicker than conventional paint. Made with vinyl resins and co-polymer, Liquid Vinyl appears elegant, like a high end satin paint, and provides many of the benefits associated with traditional vinyl siding at a fraction of the cost.

- ELIMINATES NEED TO PAINT
- LOOKS NATURAL, NOT FAKE OR ARTIFICIAL
- RESISTS MOLD & MILDEW
- PROTECTS THE SIDING
- MAKES EXTERIOR MAINTENANCE-FREE
- ENVIROMENTALLY FRIENDLY
- INCREASES PROPERTY VALUE
- 30-YEAR TRANSFERABLE WARRANTY*



Keeping a fresh coat of paint on your home is important to keep the siding from deteriorating and wood from rotting. People don't paint often enough due to the expense. Homeowners typically wait until the house looks bad before they repaint. Unfortunately, weathering may have already damaged boards due to failing paint and will prevent the next coat of paint from holding up for long. The dilemma homeowners face is whether to continue to waste money painting every five or six years or make the exterior maintenance-free by purchasing expensive vinyl siding. Vinyl siding cannot cover many parts of the house such as columns, railing and decorative trim that still will need to be painted and only comes in a handful of ordinary colors. It leaves unsightly seams that can make a home look fake or artificial. Liquid Vinyl Siding™ offers the best of both worlds by combining the versatility and color selection of paint with the beneficial features of vinyl siding. It eliminates the hassle and expense of painting and makes the home maintenance free. This ultra thick coating conforms to the texture of the surface and looks natural without the ugly seams or causing the problems associated with nailing solid panels over existing boards. It will provide a higher level of protection for the home's exterior. **Liquid Vinyl Siding™ has the appearance of a freshly painted surface which is why it is approved in historic districts and communities that do not allow vinyl siding.**

The LVS COATING SYSTEM consists of TWO PARTS

VINYL PRO-PRIME™

Vinyl Pro-Prime™ is an integral part of the LVS Coating System. This special primer contains vinyl activators and powerful adhesives that bonds the coating to the substrate and prevents peeling Pro-Prime prepares the ideal surface to coat over. It's exceptional gripping ability adheres to a wide variety of substrates, even those that may not hold standard paint.

[Pro-Prime Information](#)

Liquid Vinyl Siding™

The top coat of the LVS system is a thick layer of vinyl that contains the color. Liquid Vinyl Siding™ is formulated to last 30 years or more. This commercial level product is highly

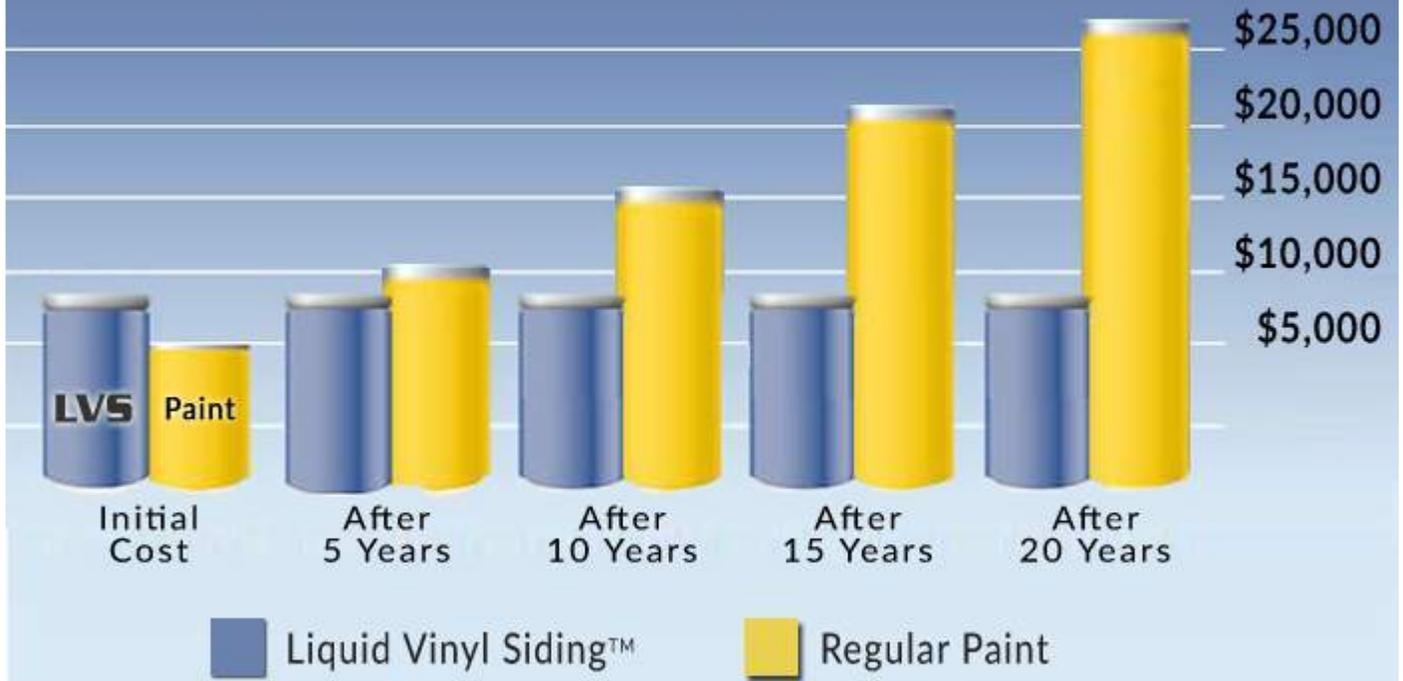
→ permeable, weather proofing and mildew resistant. It protects siding from water, mold and wood damage. Liquid Vinyl Siding™ is a low VOC coating that meets or exceeds all EPA standards.

The 'ULTIMATE' Exterior Coating

Acrylic paint is only expected to last 5 to 10 years, *and that's only if it is applied correctly!* Latex and oil based paint is less. Painters often cut corners that will cause paint to wear out even sooner. Regular paint lacks some critical characteristics. An exterior coating needs to have FOUR IMPORTANT PROPERTIES to withstand the beating it takes from the sun and bad weather conditions. It must be **Breathable**, **Flexible**, possess **Full Memory Retention** and be able to **Shed Water** away from the surface. Paint only has some these properties; Liquid Vinyl Siding™ processes all four! Its unique composition of vinyl resins and co-polymer creates a **highly breathable coating** with superb flexibility and memory retention. It sheds water away from the siding that can prohibit mold from forming inside the home. Liquid Vinyl has over 600% elasticity and will bridge a gap up to 1/8 inch. Sealing cracks and gaps makes a home more energy efficient by eliminating drafts.

Paint looks good after it's first applied but quickly loses its effectiveness and ability to protect the surface. It is composed mostly of water with only has a small amount of solid matter. It is not unusual for paint to contain as much as 74% liquids. The liquid portion evaporates out as it dries leaving only the small amount of solid matter to form the film. An average coat of paint is as thin as a piece of tissue paper, about 1 mil thick. That's four times *thinner* than a sheet of common copy paper. It's understandable why paint wears out so quickly. Liquid Vinyl Siding™ is a high viscosity coating containing almost 70% solid matter. This ultra thick coating is 10 times thicker than paint.

Cost over 20 Years Regular Paint vs. Liquid Vinyl Siding™



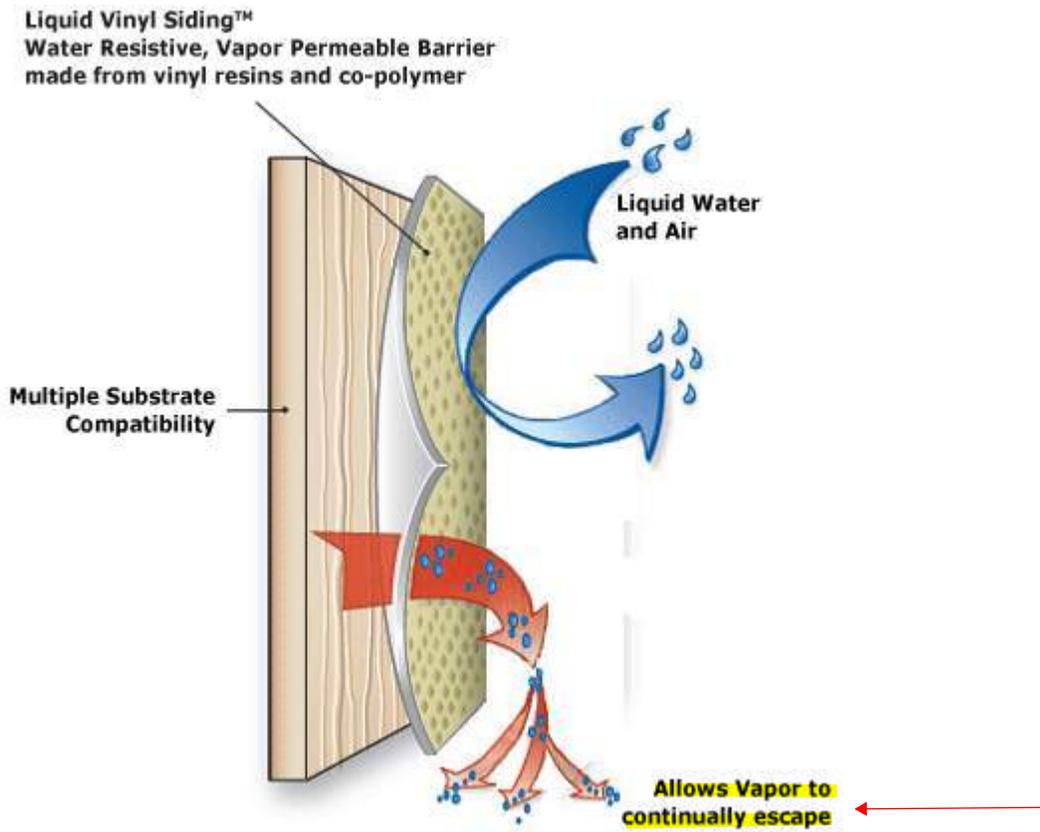
*Painting a 1,800 square foot wood sided house and trim using standard latex paint
(*factors annual inflation of 2%)*

Most people don't realize how much money has been spent over the years maintaining their home. When one sits down and adds up all the painting bills and other expenses the amount can be staggering. Coating with Liquid Vinyl Siding™ is a smarter way to 'paint'. It PAYS FOR ITSELF with money that can be saved by eliminating painting and exterior maintenance. Over time, it tends to be *LESS COSTLY* than regular paint and the value that it adds to the home offsets its initial cost. Liquid Vinyl Siding™ can give you the peace of mind in knowing that your home is protected and the investment you made is secure.

Performance, Trust & Reliability

The LVS Coating System has been beautifying homes and businesses across America for over 35 years. It has established a superb reputation over the past three decades and earned the trust and respect from property owners and contractors alike. We are so confident that Liquid Vinyl Siding™ will not blister, crack, flake or peel that we offer a written 30-YEAR WARRANTY for applications performed by authorized dealers. Our residential warranty is *non prorated* and can be *transferred* should the property be sold.

Ideal for WOOD, STUCCO, COMPOSITE SIDING, HARDI-PLANK®, CONCRETE BLOCK, MASONRY, BRICK, EIFICE, OSB, VINYL SIDING, ALUMINUM SIDING, GALVANIZED STEEL and many other surfaces.

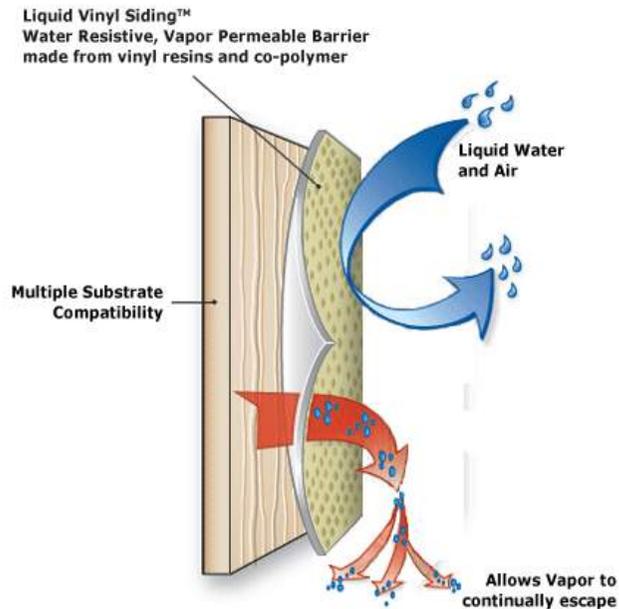


The use of vinyl resin gives Liquid Vinyl Siding™ beneficial characteristics not found in conventional paint.

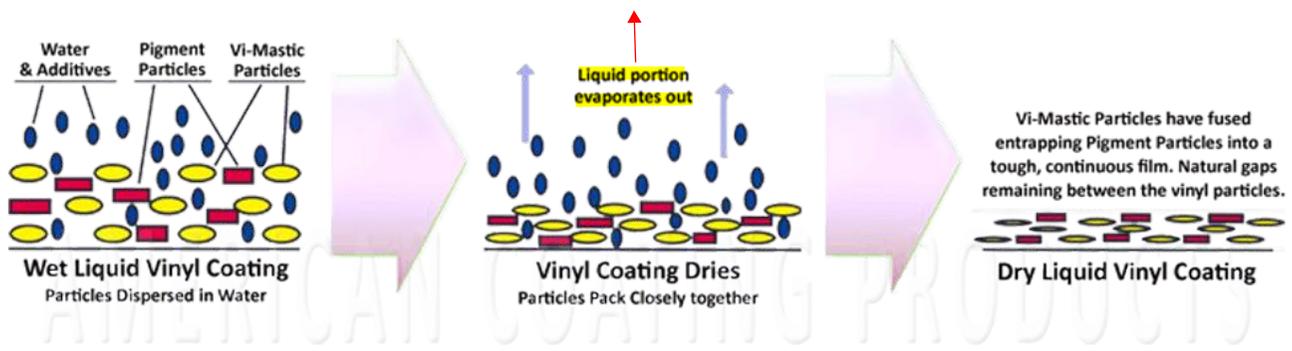
[READ HOW LIQUID VINYL WORKS](#)

Made with High Quality Vinyl Resins

Liquid Vinyl Siding™ is unlike any other coating. It's made with vinyl resins, an expensive raw material not commonly found in other coatings. Vinyl resins and copolymer are suspended in an acrylic emulsion using a process called emulsion polymerization. Other high quality components such as titanium dioxide are added to provide performance enhancing features. Titanium dioxide is a crystal that has the ability to reflect heat causing rays from the sun. It enhances energy efficiency, stabilizes color and increases the tensile strength of the vinyl film. Other beneficial components are added that inhibit the growth of mold and mildew, reduce chalking and in general, make the vinyl coating tougher and more resilient. Liquid Vinyl Siding™ can provide a much higher level of protection than paint and other coatings.



The vinyl particles makes the coating both breatheable and waterproofing. As the wet coating dries, solid matter suspended in the emulsion migrates through the liquid portion and align in a certain pattern as the film dries. Vinyl particles are spherical in shape. It compresses somewhat after the film dries but still retains its round shape leaving minuscule gaps between particles. These gaps turn out to be very beneficial by creating a mechanism for vaporized moisture to escape. Tiny particles of vapor can squeeze between the gaps and pass through the coating film to create permeability. Water molecules are much larger in size and unable to penetrate the tiny space. This creates a breatheable membrane with the ability to shed water. Liquid Vinyl Siding™ is highly permeable rated at 15.3 perms.



X CLOSE

AM-VI-CO LIQUID VINYL SIDING

technical information

CLASSIFICATION:	Architectural Exterior Coating
VEHICLE TYPE:	Vinyl Co-Polymer Emulsion
FINISH:	Low Sheen (<i>satin-like appearance</i>)
GLOSS:	8 - 10 O.N.
SOLIDS (by weight):	68.2%
V.O.C. (volatile organic compounds)	Liquid Vinyl Siding - 98 G/L Vinyl Pro-Prime - 64 G/L
PVC CONTENT:	31.34%
VISCOSITY:	110-120 KU
P/B RATIO:	1.310
PH:	8.5 - 9.0
GRIND:	4+
SPECIFIC GRAVITY	1.2818
Complies with California Air Resource Board (CARB) requirements. V.O.C. compliant.	

<u>TEST SPECIFICATION</u>	<u>RESULT</u>
PERMEABILITY ASTM D-1653	15.3 perms *Highly Permeable ←

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>WATER VAPOR TRANSMISSION	ASTM E-96	2.12 grains /hr /ft
ELONGATION at BREAK POINT	ASTM D-412	603%
TENSILE STRENGTH @ 23C 55% R.H.	ASTM D-412	142 psi
COLD TEMPERATURE FLEXIBILITY	ASTM D-711	Passes
FUNGUS and MILDEW RESISTANCE	ASTM D-3274	Total absence of growth
ADHESION	Passes	ASTM D-1308
ACCELERATED WEATHERING 6,000 HRS	ASTM G-26	No chalking or discoloration
WIND DRIVEN RAIN (98 mph)	63 US gal/hr flow rate Federal specification TTC 555B	Passes in triplicate
SHORE A HARDNESS	ASTM D-2240	88
FLAME SPREAD	ASTM E-84	5
SMOKE DENSITY	ASTM E-84	5

RECOMMENDED EQUIPMENT:

AIRLESS SPRAYER: min. specifications	Pressure: 3,000 psi Flow rate: 1.2 GPM minimum
TIP SIZE:	.021 and larger
MOISTURE METER:	Ability to register below 12%

ADDITIONAL INFORMATION:

600 Charles 23 of 48

APPLICATION GUIDELINES:	Application guidelines (https://neverpaintagain.com/forms/guidelines.html)
LIQUID VINYL SIDING PRODUCT SHEET:	LVS product sheet  (http://www.neverpaintagain.com/forms/lvs.pdf)
VINYL PROPRIME PRODUCT SHEET:	ProPrime product sheet  (http://www.neverpaintagain.com/forms/proprime.pdf)
SAFETY DATA SHEET:	<i>SDS available upon request</i>



Go back



SHOWN: TIMBERTECH[®] VINTAGE MAHOGANY

Designed for Creativity—Engineered to Endure



AZEK® CLADDING SYSTEM

AZEK Cladding delivers the full aesthetic experience of wood without the laborious, costly, and constant upkeep required with traditional lumber. Our one-of-a-kind **capped polymer boards achieve a realistic wood look that lasts**—that’s why we back them with industry-leading warranties for both commercial and residential buildings. Enjoy design flexibility with a variety of **color choices, different board profiles and board widths** in our Timbertech® Vintage Collection®.



APPROVED FOR RESIDENTIAL AND COMMERCIAL

AZEK® PVC cladding offers a wide range of color options, multiple board widths and offers both tongue-and-groove (closed-joint) and square shoulder boards (open-joint). AZEK Capped Polymer Cladding is approved for commercial, residential and multi-family projects. With AZEK Cladding, you lock in exclusive application options for your uniquely beautiful design.

RESIDENTIAL WARRANTIES

Developed from AZEK Exteriors' decades of industry experience and dedicated commitment to innovative materials science, AZEK Cladding is backed by industry-leading warranties for unrivaled performance.



COMMERCIAL WARRANTIES

Bring the enduring beauty of AZEK Cladding to your commercial builds with the confidence guaranteed from durable, low-maintenance materials and industry-best performance.



SHOWN: TIMBERTECH® VINTAGE CYPRESS®
7.25" SQUARE SHOULDER BOARD

600 Charles 27 of 48



BOLD. ELEGANT. TIMELESS.

Your design should capture the timeless beauty of an authentic wood look while delivering the innovative performance of capped polymer cladding. AZEK Cladding boards achieve the same natural aesthetics of wood—including highly sought-after hardwoods—thanks to nuanced color-blending, **realistic wood grain patterns, and nature-inspired finishes**. Unlike traditional wood, AZEK Cladding boards boast advanced performance for a low-maintenance, beautiful exterior design that lasts for years.

HOW AZEK CLADDING DELIVERS ENDURING BEAUTY

- Premium, low-maintenance alternative to both traditional and exotic woods
- Square-shoulder (open-joint) and tongue-and-groove (closed-joint) board options
- No painting or sealing needed for protection
- Can be installed with Cortex® for a seamless, hidden-fastener finish
- Unrivaled protection from mold, mildew, and moisture damage thanks to 4-sided capping
- Stain-, scratch-, and insect-resistant
- Moisture resistant
- Will not split, splinter, rot, or crack
- CCRR-0266 available for the Vintage® Collection.
- Lighter than most competitive products including exotic woods

SUSTAINABLE CLADDING MATERIALS BY THE NUMBERS



WE WOOD NEVER

Homeowners choosing AZEK® Cladding or TimberTech® Decking over wood have helped save more than 1 million trees since 2015.



WE GET SCRAPPY

Across the company, we diverted roughly 290 million pounds of waste from landfills in 2019. We also re-use 98% of internal scrap and are 97% landfill-free.



PROOF IS IN THE WATER

Thanks to our closed-loop water filtration system, we recycle up to 96% of the water that our company uses each year.

**SHOWN: TIMBERTECH® VINTAGE DARK HICKORY
7.25" SQUARE SHOULDER BOARD**

600 Charles 29 of 48

SHOWN: TIMBERTECH® VINTAGE ENGLISH WALNUT
7.25" SQUARE SHOULDER BOARD



COASTLINE®



WEATHERED TEAK®



ENGLISH WALNUT®



DARK HICKORY

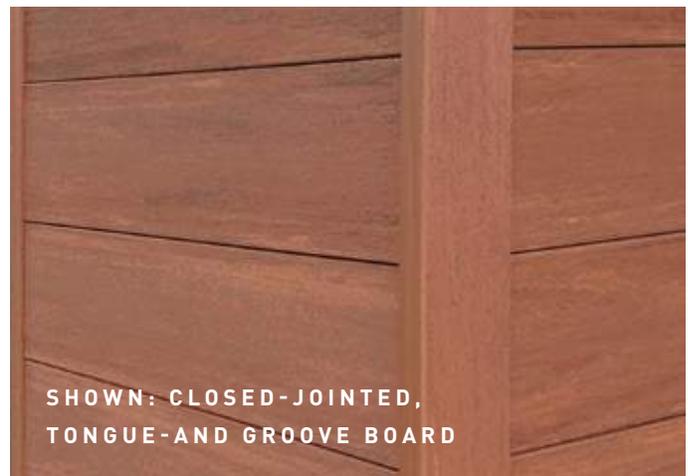
TIMBERTECH VINTAGE® COLLECTION

The Vintage Collection offers the widest range of sophisticated color palettes and unique board widths in the industry, promising prized design freedom and options to fit any home's style. Defined by natural-looking colors and a subtle wire-brushed, low-gloss finish, this elegant collection ensures a truly authentic wood look.



CLASS A RATED FLAME SPREAD INDEX

The Vintage Collection® not only boasts gorgeous aesthetics to improve the value of your home, but a Class A Flame Spread Rating to protect that value.



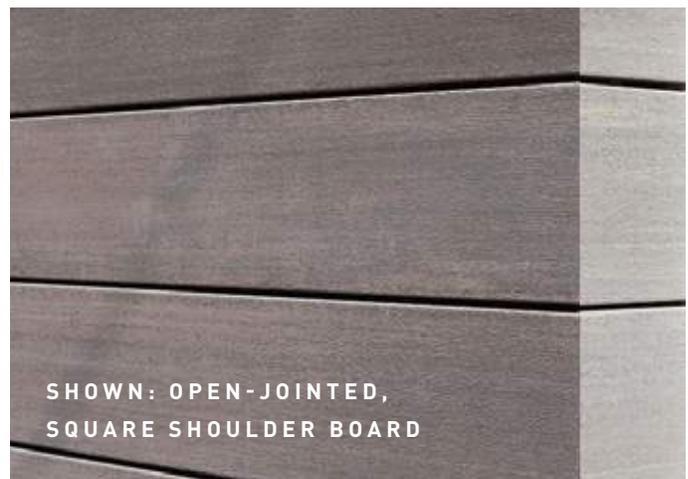
SHOWN: CLOSED-JOINTED,
TONGUE-AND GROOVE BOARD



MAHOGANY



CYPRESS®



SHOWN: OPEN-JOINTED,
SQUARE SHOULDER BOARD

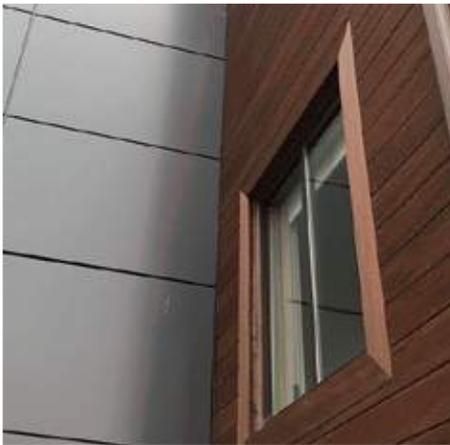


SHOWN: TIMBERTECH® VINTAGE ENGLISH WALNUT
7.25" SQUARE SHOULDER BOARD

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DESIGN'S THE LIMIT

With an unmatched portfolio of diverse colors, wood grain patterns, and board widths, the design potential with AZEK Cladding is nearly limitless. Moisture- and fade-resistant capped polymer technology, AZEK Cladding boards protect the integrity of your design vision for years to come. Build on the rich hues and textures of your AZEK Cladding application to highlight an entryway, add design detail to a porch ceiling, or as one element among mixed building materials for a clean, dimensional finish. When you choose AZEK Cladding, you choose the aesthetic beauty of wood with the unrivaled performance your design deserves.





TONGUE-AND-GROOVE

SQUARE-SHOULDER

TECHNICAL DETAILS

TONGUE-AND-GROOVE	WIDE WIDTH 5 1/2"		STANDARD WIDTH 3 3/8"		
	12'	16'	10'	12'	16'
Standard Thickness 1"					
COASTLINE®	•	•		•	•
WEATHERED TEAK®	•	•		•	•
MAHOGANY	•	•		•	•
DARK HICKORY	•	•		•	•
MORADO®				•	•
BROWNSTONE			•	•	•
SLATE GRAY			•	•	•

The product applications depicted in this brochure are for display purposes only and not for the purpose of validating the sustainability, warrantability or safety of any particular installation, or application of the product.

SQUARE-SHOULDER	SQUARE SHOULDERED LENGTHS		
	12'	16'	20'
VINTAGE COLLECTION®			
Standard Thickness 1" Standard Width 5 1/2"		•	•
Standard Thickness 1" Narrow Width 3 1/2"	•	•	•
Standard Thickness 1" Wide Width 7 1/4"	•	•	•

The Timbertech Harvest Collection® and Arbor Collection® are also available for cladding installation. For more information talk to your local AZEK Representative or visit www.azekexteriors.com/products/cladding.

CLOSED-JOINT CLADDING

Sometimes referred to as “closed-joint”, tongue-and-groove boards interlock together with ease, creating a solid barrier with a neat, smoothly finished look without gaps.

Tongue-and-Groove Board Sizes:



OPEN-JOINT CLADDING

The open joints between the cladding elements create a strong, linear design pattern while also functionally providing ventilation for proper air circulation.

Square-Shoulder Boards Sizes:



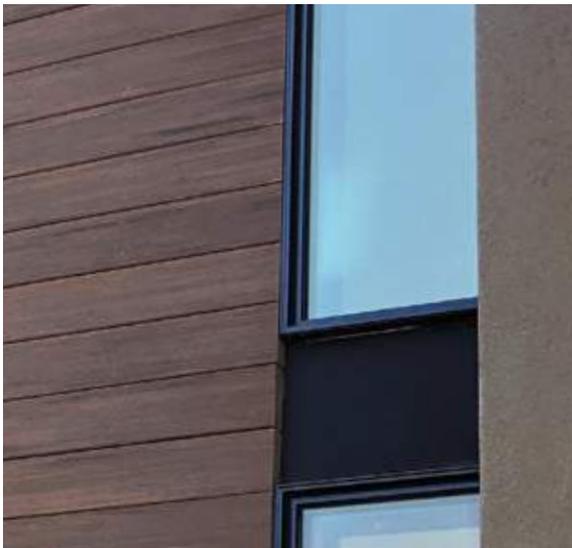
CORTEX[®] FINISHING

Keep the focus on the warm, authentic wood aesthetics that complement the entirety of the exterior design and not on the installation method with the Cortex hidden fastening system. Defined by collated plugs made from actual AZEK Cladding boards and boasting pre-aligned grain patterns, Cortex promises the seamless, elegant finish your design needs.



SUPERIOR MATERIALS DELIVER BEAUTY THAT LASTS

Our one-of-a-kind capped polymer material was designed to deliver the most realistic wood look available, without additional staining or painting. Unlike traditional wood, AZEK withstands the elements without compromising on its color, texture, or structural integrity. That translates to a beautiful exterior finish without frequent upkeep or maintenance.



AZEK CLADDING

Made completely of synthetic material, AZEK capped polymer boards stay impervious to moisture, mold and mildew while also combating the fading effects of UV rays. Backed by industry-leading warranties, AZEK Cladding delivers unrivaled design potential and integrity.



STAINED WOOD EXPOSED FOR SEVEN YEARS

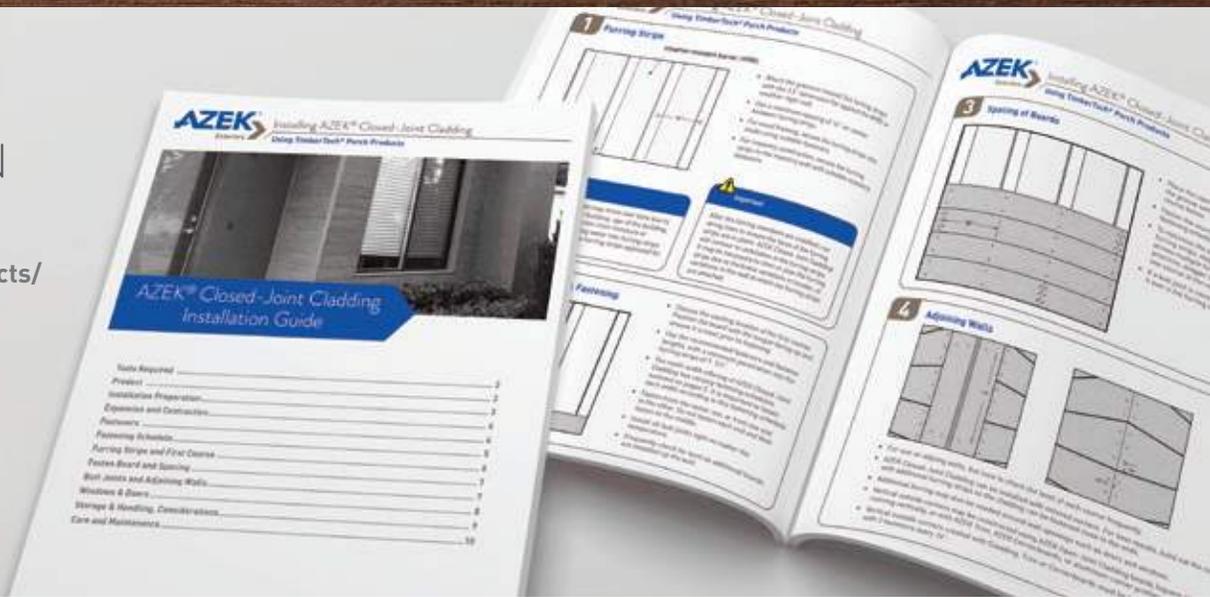
Constant exposure to the elements takes a toll on traditional wood cladding—even premium hardwoods like Ipe will fade to a worn gray color without regular and costly maintenance. Traditional woods can be treated with stains and coatings for additional protection, but will still experience splintering, fading, and dimensional changes.

The cladding applications depicted in this brochure are for display purposes only and not for the purpose of validating the suitability, warrantability or safety of any particular installation or application of the product. Always consult AZEK's Installation Instructions as well as local building codes to ensure proper installation.

Depending on environmental conditions, AZEK Cladding colors may appear to change over time as part of the natural weathering process and consistent with applicable Fade & Stain Warranties.

DOWNLOAD
INSTALLATION
GUIDES AT:

AZEKexteriors.com/products/cladding



AZEK BIM LIBRARY

Designing with AZEK Revit content is easy – just browse our available products online at:

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- Architectural Specification
- Care and Maintenance
- Order FREE Samples
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www.ronblank.com/Free_Courses/Enduring-Beauty-High



MADE IN
THE USA

AZEK BUILDING PRODUCTS
1330 W. Fulton Street, Suite 350 | Chicago, IL 60607
©2020 AZEK Building Products.

Homes shown on the cover
and page 4 Built by Corbelo LLC



FREQUENTLY ASKED QUESTIONS

Enter search keyword(s)

Searched term(s):

[Clear search](#)

General

Can I install AZEK® products myself or do I need to hire a contractor?

While you can install AZEK products yourself, we highly recommend that you hire a professional contractor. AZEK Pro contractors are trained to install our products, so they know exactly what they're doing. They'll ensure that everything is installed properly and abides by the manufacturer's guidelines. From quick replacements to brand new custom decks, our Pros are ready and able to tackle your next project.

Products

TRIM

Do I need to paint AZEK Trim?

AZEK Trim products **do not require paint for protection, but may be painted to achieve a custom color or to cover nail holes that have been filled.** However, PaintPro is required to be painted and also must be painted within 180 days of outdoor UV exposure.

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Can AZEK Trim be used in interior applications?

Yes. AZEK Trim products can be used on a variety of interior applications. However, you should check with your local building code before installing AZEK Trim products in an interior application.

Does AZEK Trim come in colors?

No, AZEK Trim products are manufactured in a matte white finish only, but can be painted to achieve a custom color. Please refer to the painting section in our [Trim Installation Guidelines](#).

What can I use to clean AZEK Trim?

Depending on degree of cleaning needed, power wash or hose loose dirt off of the trim board. If using a power washer, be sure to test the pressure setting and nozzle first to ensure that the surface of the trim will not be damaged. Other cleaning methods include using a soft cloth and a mixture of mild detergent. Some people have found the Mr. Clean Magic Eraser to work on pencil or other black marks. Other methods include cleaning with TimberTech® Deck Cleaner™ or OxiClean with a medium nylon bristle brush or using a mild household spray cleaner like Simple Green, Krud Kutter Cleaner/Degreaser or denatured alcohol. When using cleaners other than a mixture of mild detergent and water, it is best to test on a small area or a scrap piece of AZEK Trim, to make sure it does not harm the surface or damage the product's appearance. Always read the cleaning product manufacturer's specific information before using any product on your AZEK Trim and follow their instructions. **WARNING:** Keep children and pets away from cleaning product and the Trim until completely dry. **IMPORTANT:** Do not use solvent based cleaners as they can harm the finish of AZEK Trim. Consult with your paint manufacturer for instructions on cleaning AZEK Trim that has already been painted.

What type of fasteners should be used to install AZEK Trim?

You will want to use the [same fasteners you would use for installing wood trim and siding](#). They should be [stainless steel or hot dipped galvanized and long enough to penetrate the substrate a minimum of 1-1/2"](#). For best results, use fasteners designed for wood trim and wood siding. These fasteners have a thinner shank, blunt point, and full round head. Standard nail guns work well with AZEK Trim. If using pneumatic tools, use a fastener with a full round head and set the pressure so the fastener goes just beneath the surface of the AZEK board. **IMPORTANT:** Staples, brads, and wire nails should never be used. These products have shanks that are too small in diameter to control the thermal expansion and contraction properties of AZEK Trim. For a finished look the Cortex fastening system can be used to reduce the need to field apply paint when the trim is going to be left white. Please see the [AZEK Trim & Moulding Install Guide](#) for details.

Can AZEK® Trim be used in structural application?

No, AZEK Trim cannot be used in structural applications. **WARNING:** AZEK Trim products cannot be used in any stress or structural applications. AZEK Trim products can only be used as the decorative part of your application; either wood or metal structural components need to be incorporated for structural applications. Check with your architect or builder if your application is structural.

What can I use to fill nail holes in AZEK Trim?

Acrylic caulk
Polyurethane/urethane caulk
Vinyl spackle

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We recommend using the AZEK Fill and Flex product for deeper holes and for small surface heads utilize the AZEK Nail Eraser.

What type of caulk can I use with AZEK Trim?

You can use an acrylic, urethane, or polyurethane caulk with AZEK Trim. For Best results and color match, we recommend using our AZEK Fill and Flex caulk sealant.

What paint can I use on AZEK Trim?

If you choose to paint, use 100% acrylic latex paint with an LRV of 55 or higher. Definition of LRV (Light Reflective Value): LRV is the amount of light reflected from a painted surface. Black has a reflectance value of Zero (0) and absorbs all light and heat. White has a reflectance value of nearly 100 and keeps a building light and cool. All colors fit between these two extremes. Light Reflective Values are given as a percentage. For example, a color with a LRV of 55 means it will reflect 55% of the light that falls on it. For darker colors (LRV of 54 or lower) use paints with heat reflective characteristics specifically formulated for use on vinyl/PVC products. These paints/coatings are designed to reduce excessive heat gain. WARNING: It is recommended that should you choose to paint a darker color (LRV of 54 or lower) all aforementioned installation steps should be followed. Please refer to the painting section in our [Trim Installation Guidelines](#).

What paint can I use on PaintPro® Trim?

PaintPro Trim must be painted and also must be painted within 180 days of outdoor UV exposure. For lighter colors with an LRV of 55 or greater: paint must be 100% acrylic latex. For darker colors with an LRV less than 55: paint must be vinyl-safe from a vinyl-safe color palette. For custom colors, use a coating with solar reflective pigments. Definition of LRV (Light Reflective Value): LRV is the amount of light reflected from a painted surface. Black has a reflectance value of Zero (0) and absorbs all light and heat. White has a reflectance value of nearly 100 and keeps a building light and cool. All colors fit between these two extremes. Light Reflective Values are given as a percentage. For example, a color with a LRV of 55 means it will reflect 55% of the light that falls on it. For darker colors (LRV of 54 or lower) use paints with heat reflective characteristics specifically formulated for use on vinyl/PVC products. These paints/coatings are designed to reduce excessive heat gain. WARNING: It is recommended that should you choose to paint a darker color (LRV of 54 or lower) all aforementioned installation steps should be followed. PaintPro is patent pending exclusive technology. Please refer to the painting section in our [Trim Installation Guidelines](#).

MOULDING

What types of fasteners can I use with AZEK Moulding?

You will want to use the same fasteners you would use for installing wood trim and siding. They should be stainless steel or hot dipped galvanized and long enough to penetrate the substrate 1/2". For best results, use fasteners designed for wood trim and wood siding. These have a thinner shank, blunt point, and full round head. Standard nail guns work well with AZEK. [CHAT WITH US](#)

using pneumatic tools, use a fastener with a full round head and set the pressure so the fastener goes just beneath the surface of the AZEK board. **IMPORTANT:** Staples, brads, and wire nails should never be used. These products have shanks that are too small in diameter to control the thermal expansion and contraction properties of AZEK Moulding. Please see the [AZEK Trim & Moulding Install Guide](#) for details.

Can AZEK® Moulding yellow over time?

Unlike some exterior moulding on the market, AZEK Moulding resists yellowing over time due to the UV protection throughout the product.

Can I heat form AZEK Moulding?

Yes, AZEK Moulding can be heat formed, however, various shaped details or dimensions of the profile may be lost in the process.

How do I clean my AZEK Moulding?

Depending on degree of cleaning needed, power wash or hose loose dirt off of the moulding. If using a power washer, be sure to test the pressure setting and nozzle first to ensure that the surface of the moulding will not be damaged. Other cleaning methods include using a soft cloth and a mixture of mild detergent. Some people have found the Mr. Clean Magic Eraser to work on pencil or other black marks. Other methods include cleaning with TimberTech® Deck Cleaner™ or OxiClean with a medium nylon bristle brush or using a mild household spray cleaner like Simple Green, Krud Kutter Cleaner/Degreaser or denatured alcohol. When using cleaners other than a mixture of mild detergent and water, it is best to test on a small area or a scrap piece of AZEK Moulding, to make sure it does not harm the surface or damage the product's appearance. Always read the cleaning product manufacturer's specific information before using any product on your AZEK Moulding and follow their instructions. **WARNING:** Keep children and pets away from cleaning product and the Trim until completely dry. **IMPORTANT:** Do not use solvent based cleaners as they can harm the finish of AZEK Moulding. Consult with your paint manufacturer for instructions on cleaning AZEK Moulding that has already been painted.

ADHESIVES & TOOLS

What is the shelf life of AZEK Fast Cure and Slow Cure adhesives?

Shelf life is 12 months when properly stored in an unopened original container in a cool, dark area between 55°F to 75°F.

What are the two components of Fast Cure and Slow Cure? How do they compare to other adhesives?

AZEK Fast Cure and Slow Cure adhesives are solvent-free, acrylic-based adhesives. Whereas solvent-based products leave behind only 20% of their volume and lose the rest through evaporation, 100% of Fast Cure and Slow Cure change through a chemical reaction from a liquid to a tough, solid plastic which can be cut or sanded. More importantly, since they are 100% solids, and have a mayonnaise-like consistency, they can fill gaps up to 1/8" for Fast Cure and 1/4" for Slow Cure. AZEK adhesives are two-component products consisting of a specially formulated acrylic resin and catalyst

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system. They are dispensed and combined from Qwik-Mixers at a 1:1 ratio so no manual mixing or blending is required.

Can the Fast Cure or Slow Cure AZEK Adhesive be applied in colder weather?

Yes, both the Slow Cure and the Fast Cure can be used in cold weather. Fast Cure can be used in temperatures as low as 25°F and Slow Cure as low as 45°F.

CLADDING

Can TimberTech AZEK be used in commercial decking as cladding applications?

Commercial applications are not supported by our testing today. CCRR-0266 is limited to the exterior use on buildings of combustible nonfire-resistance-rated construction: IBC and FBC-B Type V-B construction and all construction types permitted under the IRC and FBC-R. Also known as “ordinary” residential construction.

Can TimberTech Pro or TimberTech Edge be used as cladding?

TimberTech Pro and TimberTech Edge are not supported by our testing or CCRR at this time.

Can hidden clips be used as fasteners?

Hidden clips are not a part of our code compliance research report for TimberTech/Azek Deck as cladding. If a hidden fastener is desired the 2.5” Cortex® can be used, along with the 2.0” Cortex for installations over block construction.

What is the recommendation for the weather-resistant barrier / waterproofing?

Each application is entirely different. The substructure must be built to be weather proof and we are decorative cladding that is not designed to keep moisture out. It is up to the architect, engineer, installer, and local code official to ensure the structure is weather-tight and meets code.

Does the installation require 2x4 pressure treated furring strips?

Yes, our code compliance research report requires a minimum 2x4 PT furring strips. Our experience with smaller or thinner furring strips is they split and lose their holding power.

Warranty

How long is my AZEK® Warranty?

Read the full details regarding all current [AZEK warranties](#). For any questions regarding warranties, please call 1-877-275-2935.

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Issue Date: 08-22-2017
Revision Date: 10-30-2020
Renewal Date: 08-31-2021

DIVISION: 07 00 00 – THERMAL AND MOISTURE PROTECTION

Section: 07 46 00 – Siding
Section: 07 46 33 – Plastic Siding

REPORT HOLDER:

CPG International LLC d\b\ The AZEK® Company LLC
894 Prairie Avenue
Wilmington, OH 45177
(866) 862-7832
www.azekco.com

REPORT SUBJECT:

AZEK Cellular PVC Cladding

1.0 SCOPE OF EVALUATION

1.1 This Research Report addresses compliance with the following Codes:

- 2018 and 2015 *International Building Code*® (IBC)
- 2018 and 2015 *International Residential Code*® (IRC)
- 2017 *Florida Building Code*® (FBC) (see Section 9.0) (Excluding High Velocity Hurricane Zones)

NOTE: This report references 2018 Code sections with [2015 and FBC] Code sections shown in brackets where they differ.

1.2 AZEK Cellular PVC Cladding has been evaluated for the following properties (see Table 1):

- Physical Properties
- Surface Burning
- Wind Load Resistance
- Fire Resistance
- Ignition Resistance

1.3 AZEK Cellular PVC Cladding was evaluated for the following uses (see Table 1):

- Use as an exterior wall cladding on buildings of Type V-B construction (IBC, FBC) and all construction types permitted under the IRC and FBC-Residential.

- Use as an exterior wall cladding on buildings of Types I-IV construction (IBC 1405.1.1, FBC 1406.2.1).
- Use as an exterior wall cladding on fire-resistance rated walls (IBC and FBC 703.2).

2.0 STATEMENT OF COMPLIANCE

AZEK Cellular PVC Cladding complies with the Codes listed in Section 1.1, for the properties stated in Section 1.2 and uses stated in Section 1.3, when installed as described in this report, including the Conditions of Use stated in Section 6.0.

3.0 DESCRIPTION

3.1 AZEK Cellular PVC Cladding have a rectangular profile 1" thick in various widths and are composed of a solid co-extruded cellular polyvinyl chloride (PVC) with a polymer cap and finished with a simulated wood-grain pattern. Harvest and Arbor collections are semi-capped (capped on three sides), and the Vintage collection is fully capped in cross section.

3.2 The 5.5" wide AZEK Cellular PVC Cladding are provided in the following collections:

3.2.1 AZEK Harvest® Collection® products are produced in three colors: Brownstone, Kona®, and Slate Gray.

3.2.2 AZEK ARBOR Collection® products are produced in eight colors: Acacia®, Autumn Chestnut™, Brazilian Walnut, Hazelwood, Island Oak™, Morado®, Mountain Redwood™, and Silver Oak®.

3.2.3 AZEK Vintage Collection® products are produced in six colors: Coastline, Cypress, Dark Hickory, English Walnut, Mahogany, and Weathered Teak.

3.3 The 3.5" and 7.25" wide AZEK Cellular PVC Cladding are provided in the following collections:

3.3.1 AZEK Vintage Collection® products are produced in three colors: Coastline, Cypress, Dark Hickory, English Walnut, Mahogany, and Weathered Teak.

3.3.2 AZEK Harvest® Collection® products are produced in two colors: Brownstone and Slate Gray.

3.4 The Tongue and Groove AZEK Cellular PVC Cladding boards measure nominal 1" thick with a 3.2" exposure width (3.415" overall width) and 5.5" exposure width (5.715" overall width). The 3.2" widths are produced in nine colors: Brownstone, Coastline, Dark Hickory, Mahogany, Morado®, Silver Oak®, Oyster®, Slate Gray, and Weathered Teak. The 5.5" width is produced in four colors: Coastline, Dark Hickory, Mahogany, and Weathered Teak.

4.0 PERFORMANCE CHARACTERISTICS

4.1 Windload Resistance – Maximum allowable design pressures are shown in Table 2 for the AZEK Cellular PVC Cladding when installed in accordance with this report.

4.2 AZEK Cellular PVC Cladding has a flame spread index not exceeding 200 when tested in accordance with ASTM E 84.

4.3 AZEK Cellular PVC Cladding may be installed on the exterior of fire-resistance rated walls with fire-resistance ratings that have been established in accordance with IBC Section 703.2.

4.4 Ignition resistance / IBC Section 1405.1.1.1 - AZEK Cellular PVC Cladding did not exhibit sustained flaming when tested in accordance with NFPA 268.

5.0 INSTALLATION

5.1 General:

AZEK Cellular PVC Cladding must be installed in accordance with the manufacturer's published installation instructions, the applicable Code, and this Research Report. A copy of the manufacturer's instructions must be available on the jobsite during installation.

5.2 Application:

5.2.1 AZEK Cellular PVC Cladding shall be installed with fastening as described in Table 2.

5.2.2 AZEK Cellular PVC Cladding shall be attached to treated Southern Yellow Pine (G=0.55, or greater), minimum 2" x 4" nominal wood furring strips secured to the wall framing over an approved structural wood sheathing complying with Section 2303.1.5 of the IBC and FBC.

5.2.3 Sheathing must be covered by an approved water-resistant barrier complying with Section 1403.2 [1404.2] of the IBC and FBC, and Section R703.1.1 of the IRC and FBC-R and provide a means for draining water that enters the assembly to the exterior.

5.2.4 Protection against condensation shall be provided in accordance with Section 1405.3 of the IBC and FBC.

5.2.5 Flashing shall be installed in accordance with Section 1404 of the IBC and FBC, and Section R703.4 of the IRC and FBC-R.

5.2.6 For exterior use on buildings of Types I-IV construction, AZEK Cellular PVC Cladding shall be installed as follows:

- AZEK Cellular PVC Cladding installed onto the wood furring strips using mechanical fasteners.
- 2"x4" pressure treated wood furring strips fastened over noncombustible walls, creating a 1-1/2" cavity space between the substrate and cladding.

6.0 CONDITIONS OF USE

6.1 Installation must comply with this Research Report, the manufacturer's published installation instructions, and the applicable Code. In the event of a conflict, this report governs.

6.2 Wind design pressures determined from nominal design wind speeds (V_{wind}) in accordance with Section 1609.3.1 of the IBC and FBC-B shall not exceed the maximum allowable design pressure given in Table 2 for AZEK Cellular PVC Cladding.



6.3 AZEK Cellular PVC Cladding products are limited to the following construction types:

6.3.1 Exterior use on buildings of Type V construction (A and B) and all construction types permitted under the IRC and FBC-R.

6.3.2 Exterior use on buildings of Types I-IV construction when installed in accordance with Section 5.2.6 with the following limitations:

- The area of the cladding shall not exceed 10 percent of the wall area where the fire separation distance is 5 feet or less.
- Building heights of 40 feet or less above grade
- Cladding located along the top of exterior walls shall be completely backed up by the exterior wall and shall not extend over or above the top of the exterior wall
- Fire-blocking complying with IBC Section 718.2.6 shall be installed when the wall cladding is installed on the exterior wall without any gaps between the cladding boards.

6.3.3 AZEK Cellular PVC Cladding may be installed on the exterior of fire-resistance rated walls.

6.4 The compatibility of all fasteners with supporting structure, including chemically treated wood, is not within the scope of this report and subject to approval by the code official.

6.5 When fasteners are installed in pressure-treated wood (preservative or fire-retardant), the appropriate adjustment factors based on the pressure-treated wood manufacturer's recommendations or appropriate code provisions shall be applied to reduce the capacity of the fastener.

6.6 Fasteners shall have corrosion protection for exterior use and the substrate in which it is installed.

6.7 Only those types of fasteners and fastening methods described in this report have been evaluated for the installation of the AZEK Cellular PVC Cladding. Other methods of attachment are outside the scope of this report.

6.8 The wood furring strips and wood furring strip attachment to the building structure is outside the scope of this report.

6.9 AZEK Cellular PVC Cladding recognized in this report are manufactured in accordance with the manufacturer's approved quality control system with inspections by Intertek. See Table 3 approved manufacturing locations.

7.0 SUPPORTING EVIDENCE

7.1 Reports of testing demonstrating equivalent impact and windload resistance requirements for plastic siding in accordance with ASTM D7254-15 [-07], Standard Specification for polypropylene (PP) siding, and ASTM D3679-13 [-11], Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Siding for: Extent of Burn, Heat Shrinkage, Impact Resistance, Surface Distortion, Coefficient of Linear Expansion, and Windload Resistance.

7.2 Reports of testing in accordance with ASTM D635-14 [-10], Test Method for Rate of Burning and/or Extent and Time of Burning of Self-supporting Plastics in a Horizontal Position.

7.3 Reports of evaluation and engineering analysis for allowable fastener capacities in accordance with NDS-2018 [2015], National Design Specification (NDS) for Wood Construction.

7.4 Reports of testing in accordance with ASTM E84-16 [-2013a], Test Method for Surface Burning Characteristics of Building Materials.

7.5 Data in accordance with the ICC-ES AC227, Acceptance Criteria for Rigid Cellular PVC Nonload-Bearing Exterior Trim, revised November 2017 for: Artificial Weathering, Flame Spread, Freeze-Thaw, Water Absorption, Windload Resistance, Density, and Deflection Temperature.

7.6 Reports of ignition resistance testing in accordance with NFPA 268-2017 [-12], Standard Test Method for Determining Ignitability of Exterior Wall Assemblies Using a Radiant Heat Energy Source.



7.7 Documentation of an Intertek approved quality control system for the manufacturing of products recognized in this report.

8.0 IDENTIFICATION

AZEK Cellular PVC Cladding is identified with the following information:

- Manufacturer's name (CPG International LLC d/b/a The AZEK® Company LLC.)
- Manufacturer's address and telephone number
- The product name (AZEK Cellular PVC Cladding)
- The following statements: "See CCRR-0266 at <https://www.intertek.com/building/ccrr> for uses and performance levels."
- Packaging shall also be identified with the Intertek identification mark and Code Compliance Research Report number (CCRR-0266) as shown:



9.0 FLORIDA BUILDING CODE

9.1 Scope of Evaluation:

AZEK Cellular PVC Cladding was evaluated for compliance with the 2017 Florida Building Code – Building, Florida Building Code – Residential and Florida Building Code – Energy Conservation.

9.1 Conclusion:

AZEK Cellular PVC Cladding, described in Sections 2.0 through 7.0 of this Research Report, comply with the 2017 Florida Building Code – Building, Florida Building Code – Residential and Florida Building Code – Energy, subject to the following conditions:

- Use of AZEK Cellular PVC Cladding for compliance with the High-Velocity Hurricane Zone provisions of the 2017 Florida Building Code – Building and the Florida Building Code – Residential has not been evaluated and is outside the scope of this Research Report.
- Intertek is a Florida State Product Evaluation Entity.

10.0 CODE COMPLIANCE RESEARCH REPORT USE

10.1 Approval of building products and/or materials can only be granted by a building official having legal authority in the specific jurisdiction where approval is sought.

10.2 Code Compliance Research Reports shall not be used in any manner that implies an endorsement of the product by Intertek.

10.3 Reference to the <https://bpdirectory.intertek.com> is recommended to ascertain the current version and status of this report.

This Code Compliance Research Report ("Report") is for the exclusive use of Intertek's Client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Report. Only the Client is authorized to permit copying or distribution of this Report and then only in its entirety, and the Client shall not use the Report in a misleading manner. Client further agrees and understands that reliance upon the Report is limited to the representations made therein. The Report is not an endorsement or recommendation for use of the subject and/or product described herein. This Report is not the Intertek Listing Report covering the subject product and utilized for Intertek Certification and this Report does not represent authorization for the use of any Intertek certification marks. Any use of the Intertek name or one of its marks for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek.





TABLE 1 – PROPERTIES EVALUATED

Property	2018 IBC	2018 IRC	2015 IBC	2015 IRC	2017 FBC - Building	2017 FBC - Residential
Physical Properties	1403.9 1403.12	R703.11 R703.14	1404.9 1404.12	R703.11 R703.14	1404.9 1404.12	R703.11 R703.14
Surface Burning	1403.12	R703.14	1404.12	R703.14	1404.12	R703.14
Wind Load Resistance	1404.14	R703.1.2	1405.14	R703.1.2	1405.14	R703.14
Fire Resistance	703.2	n/a	703.2	n/a	703.2	n/a
Ignition Resistance	1405.1.1.1	n/a	1406.2.1.1	n/a	1406.2.1.1	n/a



TABLE 2 – AZEK CELLULAR PVC CLADDING ALLOWABLE DESIGN PRESSURES

Product	Furring strips		Fastener Description	Allowable Design Pressure ⁽²⁾
	Material ⁽¹⁾	Spacing		
3.5" Solid Board	1.5" thick Southern Pine (Specific Gravity, 0.55)	16" o.c.	Two #10 x 2-1/2" long <i>TOPLoc™</i> stainless steel screw into each furring strip	631 psf
			Two #10 x 2-3/4" long <i>OMG FastenMaster® Cortex</i> concealed fasteners each furring strip	631 psf
			Two #10 x 2" long <i>OMG FastenMaster® Cortex</i> face-fastened into each furring strip	382 psf
5.5" Solid Board	1.5" thick Southern Pine (Specific Gravity, 0.55)	16" o.c.	Two #10 x 2" long <i>OMG FastenMaster® Cortex</i> trim board carbon steel fastener into each furring strip, and three <i>Cortex</i> fasteners at the end of each plank	223 psf
			Two #8 x 2.5" long stainless steel trim-head screw (9 TPI, 0.130" shank dia., 0.258" head dia.) into each furring strip	351 psf
7.25" Solid Board	1.5" thick Southern Pine (Specific Gravity, 0.55)	16" o.c.	Two #10 x 2-1/2" long <i>TOPLoc™</i> stainless steel screw into each furring strip	454 psf
			Two #10 x 2-3/4" long <i>OMG FastenMaster® Cortex</i> concealed fasteners each furring strip	372 psf
			Two #10 x 2" long <i>OMG FastenMaster® Cortex</i> face-fastened into each furring strip	216 psf
3.2 inch AZEK Tongue & Groove Board	1.5" thick Southern Pine (Specific Gravity, 0.55)	16" o.c.	(1) #8 x 2-1/2" stainless steel trim-head screw @ 45° through root of tongue into each furring strip	294 psf
			Two #10 x 2" long <i>OMG FastenMaster® Cortex</i> face-fastened into each furring strip	382 psf
5.5 inch AZEK Tongue & Groove Board	1.5" thick Southern Pine (Specific Gravity, 0.55)	16" o.c.	(1) #10 x 2-1/2" stainless steel trim-head screw @ 45° through root of tongue into each furring strip	144 psf
			(1) #10 x 2-1/2" <i>TOPLoc™</i> stainless steel screw into each furring strip	177 psf
			(1) <i>OMG FastenMaster® Cortex</i> concealed fasteners each furring strip (#10 x 2-1/2" screws)	158 psf
			Two #10 x 2" long <i>OMG FastenMaster® Cortex</i> face-fastened into each furring strip	294 psf

⁽¹⁾ Installation on furring strips with a lesser thickness or lesser specific gravity may result in a lower allowable design pressure.

⁽²⁾ Allowable wind loads are applicable to wind design pressure derived from nominal wind speed (V_{50}) per Section 1609.3.1 of the IBC and FBC-B.





TABLE 3 – MANUFACTURING LOCATIONS

Products	Manufacturing Location
AZEK ARBOR Collection*	Moosic, Pennsylvania
AZEK Harvest* Collection*	Wilmington, Ohio
AZEK Vintage Collection*	Wilmington, Ohio

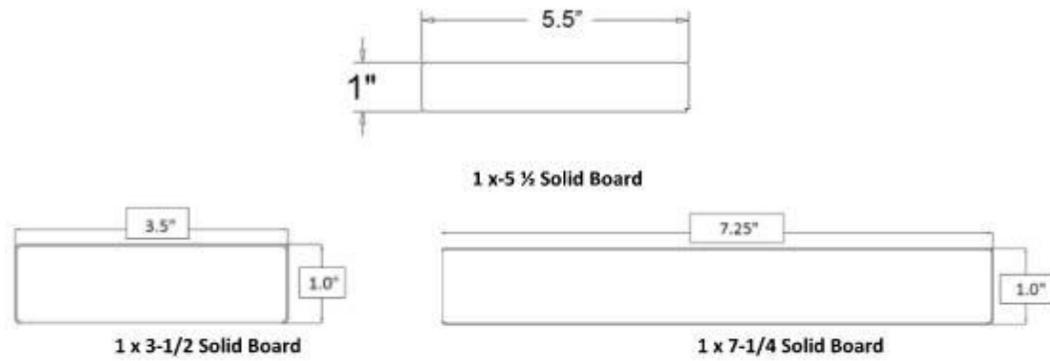


FIGURE 1 – AZEK HARVEST* COLLECTION*, ARBOR COLLECTION*, AND VINTAGE COLLECTION*

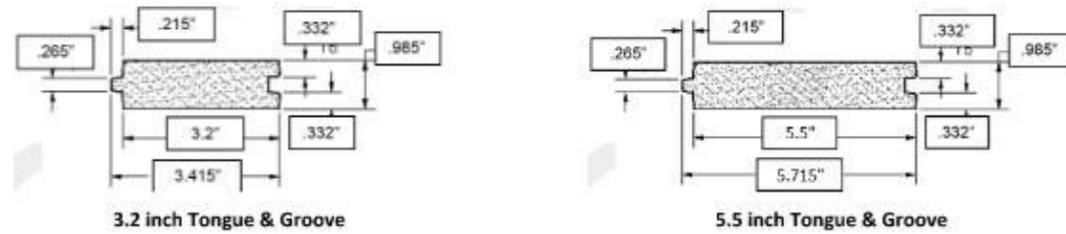


FIGURE 2 – AZEK TONGUE AND GROOVE BOARDS



FIGURE 3 – FASTENERS





Staff Level Design Review Staff Report

From the Department of Community and Economic Development
13 July 2022

1 SUMMARY OF REQUEST

600 Charles Street – Baptist Church of Beaufort, Alteration/Addition

Applicant: Steve Andrews, Engineer

The applicant is requesting final approval to maintain/repair the steeple at the Baptist Church of Beaufort and has provided two options.

Background: This is the first submission received for the proposed project.

2 FACTS

Property Address:	600 Charles Street
Parcel ID:	R120-004-000-0608-0000
Case Number:	22-33 HRB.1
Applicant:	Steve Andrews, Engineer
Zoning:	T4-N
Use:	Church

District Development Standards for T4-N:

- **Setback requirements – Primary Structure:**
 - *Front – 0' min./15' max.*
 - *Rear setback – 10' min.*
 - *Side Corner/Alley – 0' min. /10' max.*
 - *Side Interior – 5' min, or 0' if attached.*
- **Maximum Building Height:** 2 stories min. at significant intersections/4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.
- **Frontage Build-Out:** 60% min./85% max.
- **Maximum Lot Coverage:** 70% maximum for rooftops, additional 10% allowed for total impervious coverage.

References:

- The Beaufort Code
- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement

3 STAFF COMMENTS

Staff Acknowledgements:

- A. The Baptist Church of Beaufort is a 2-story stuccoed brick church constructed in 1844. It is listed as a contributing resource and is in the Beaufort Preservation Neighborhood. The church tower base is original while the belfry and spire were added in 1962 – 60 years ago and has developed its own historic significance.

- B. The applicant has provided two options for the maintenance and repair of the steeple, as listed below:
 - a. **Option 1:** Clean the entire steeple from the base of the wooden tower to the weathervane at the top of the metal spire; repair all damaged wood with like materials that are decay/weather resistant; apply a primer coat to the entire steeple; apply a liquid vinyl finish coat to the entire steeple.
 - b. **Option 2:** Clean the entire steeple; repair all damaged wood in the tower and belfry with like materials that are decay/weather resistant wood; apply a primer coat to all the wood and the metal spire; paint the spire with the liquid vinyl coating; cover the wood on the tower and belfry with PVC boards matching the shape of the existing boards and trim; construct the louvers in the belfry (1962 vintage) with PVC to match the existing look of the wood louvers; the windows in the tower will be cleaned and any damaged wood will be repaired/replaced with like material, the windows will be painted with a primer and the liquid vinyl finish coat.

Staff Conditions:

- 1. Staff supports the in-kind replacement of damaged wood elements with new decay/weather resistant wood as well as cleaning the steeple in Option 1 above.
 - a. Staff does NOT support the liquid vinyl coating on the steeple.

The Liquid Vinyl product literature states that the material has a permeability of 15.3 perms when tested according to ASTM D-1653. The purpose of the testing standard is to obtain values of water vapor transfer through coatings that range in permeability from high to low. Coatings with a water vapor permeance rate above 10 perms are rated as “high”.

For reference, high grade exterior coatings from major brand manufacturers have a permeance ranging between 25-46.2 perms. Mineral silicate coatings have a perm rating of 75-85 perms.

The perm rating of the Liquid Vinyl is far lower than other finish systems successfully used on historic properties and would reduce the permeance of the building materials if applied. In addition, the increased film thickness of the liquid vinyl coating may also obscure many of the finer details on the steeple and visibly change the appearance of the historic structure.

- 2. Applicant to submit an appropriate coating for the steeple.

3. Regarding Option 2, Staff does not support the use of PVC boards to cover the wood on the tower and belfry. Staff additionally does not support the construction of new louvers with PVC louvers and recommends replacement of louvers with wood louvers. Staff does not support the liquid vinyl coating as noted in comment 1 above.

Cladding with PVC boards over existing wood elements changes the geometry and scale of the architectural elements and is not appropriate. Removing wooden elements and replacing them with PVC is not appropriate. Materials on historic structures should only be replaced if they are beyond repair and the materials should be replaced in-kind. Replacing materials only for the reason of increasing a property's maintenance cycle is not appropriate. Using a combination of PVC and existing wood is problematic as PVC expands and contracts at a much different rate than typical exterior wooden elements found in Beaufort.

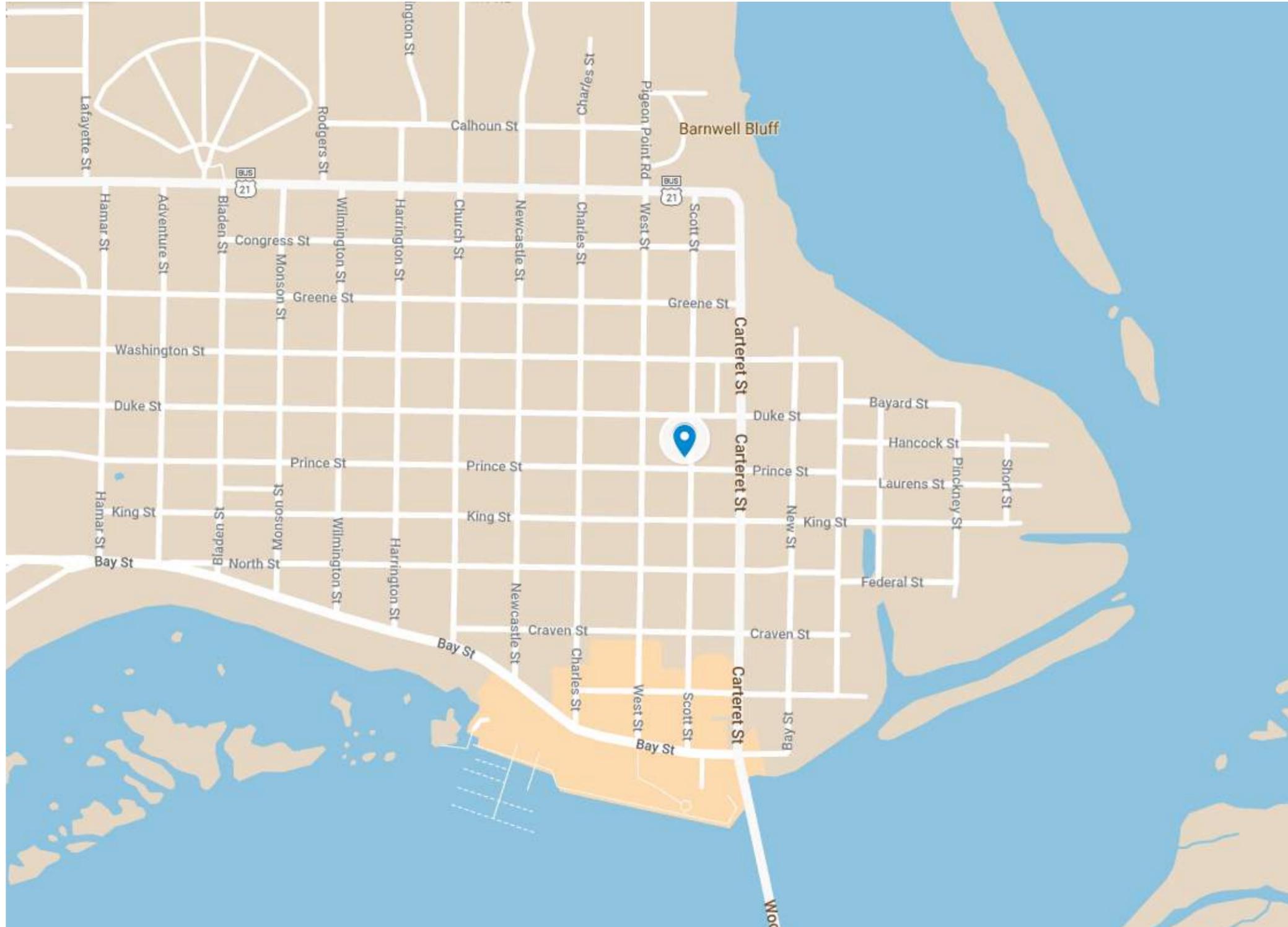
STAFF RECOMMENDATION:

Staff recommends approval of option 1 with comments noted above.

Staff recommends denial of option 2 with comments noted above.

CITY STAFF INTRODUCTION

803 Prince Street











803 Prince Street 6 of 40

APPLICANT PRESENTATION

803 Prince Street



DEVELOPMENT REVIEW PROCESS HISTORIC REVIEW APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

- Staff Review
- Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: _____ Application #: _____ Zoning District: _____
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/historic-review-board.aspx>

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: _____

Applicant Address: _____

Applicant E-mail: _____ Applicant Phone Number: _____

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: _____

Property Address: _____

Property Identification Number (Tax Map & Parcel Number): _____

Date Submitted: _____

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

(The owner's signature is required if the applicant is not the owner.)



DEVELOPMENT REVIEW PROCESS HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: _____

Property Size in Acres: _____ Proposed Building Use: _____

Nature of Work (check all that apply):

- New Construction, Primary Structure New Construction, Primary Structure Alterations / Additions
- Demolition* Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Is this project a redevelopment project: Y N

Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
 City of Beaufort Department of Planning & Development Services
 1911 Boundary Street, Beaufort, South Carolina 29902
 E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated April

Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

The Beaufort Code applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual & Supplement*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant.
- *The Northwest Quadrant Design Guidelines*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District
- The Secretary of the Interior's *Standards for Rehabilitation*: these standards apply to all modifications to Contributing Structures throughout the Historic District

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/434/Zoning>
- Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: <http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Surv>

NOTE 1: If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on page 3).

NOTE 2: Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.

NOTE 3: Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

***This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

Conceptual Review

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

Preliminary Review: All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arborist report may be required if grand trees are affected by the project.

Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

Change After Certification:

- Copy of Certificate of Appropriateness** received with previous approval.
- Previously Approved Drawings:** Applicant to submit **complete** set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed. Drawings to be clearly noted as “Previously Approved” or “Current Proposed”, and all proposed revisions in the current proposed drawings must be clouded and noted.

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: jbachety@cityofbeaufort.org

Note: A public hearing must be held for Demolition or Relocation. All notification requirements must be met by the City.

- A written statement describing the history of the architectural significance of the structure to be demolished, the structural or physical condition of the structure, and the proposed use of the site after demolition or relocation. The statement should also include any recent attempt(s) to sell the property, or move the structure. A recent appraisal with comparisons is strongly encouraged. You may refer to *The Beaufort County Above Ground Resources Survey of 1997*, or consult city staff or the Historic Beaufort Foundation for verification of the date of construction and historic information.
- Tax map or plat showing the location of the property
- Color photographs of all sides of the structure.
- Color photographs of adjoining properties.
- A written report by an engineer, regarding the structural condition of the building, is required if the reason for demolition is related to the structural integrity of the building.



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

Single-family residential projects (board review)	\$100.00
Multifamily and commercial projects (board review)	\$250.00
Change After Certification	\$100.00
Demolition (whole structure)	\$250.00
Special Board Meeting	\$500.00

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

Single Family and 2/3-unit buildings not in a historic district are exempt.

Type 1

Renovations/Improvements (not including additions), \leq 50% of the value of the structures

<u>Value</u>	<u>Fee</u>
Improvements \leq \$5,000	\$50
Improvements $>$ \$5,000 but \leq \$25,000	$\$50 + 0.25\% \times \text{value above } \$5,000$
Improvements $>$ \$25,000	$\$100 + 0.20\% \times \text{value above } \$25,000$

Type 2

- Any single-family and 2/3-unit residential addition in a historic district: \$50
- All other additions: \$500 base fee + \$0.05/square foot of addition.

Type 3

Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

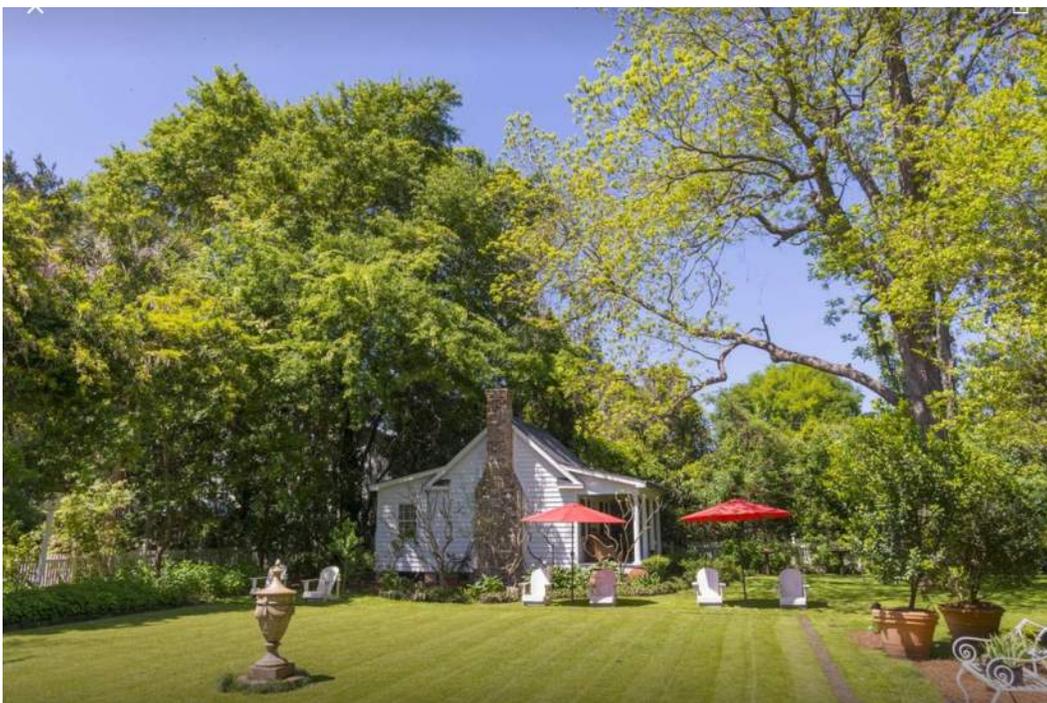
- Single-family and 2-3 unit residential in the historic district
- \leq 10,000 square feet: \$500 base fee + 0.05/square foot of building
- $>$ \$10,000 square feet: \$1,000 base fee + \$0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, \$0.02/square foot.

CATALDO HOUSE
803 PRINCE STREET
BEAUFORT SC

CONTEXT PHOTOGRAPHS AND MISC. INFORMATION



VIEW OF PROPERTY FROM PRINCE



INTERIOR PROPERTY VIEW



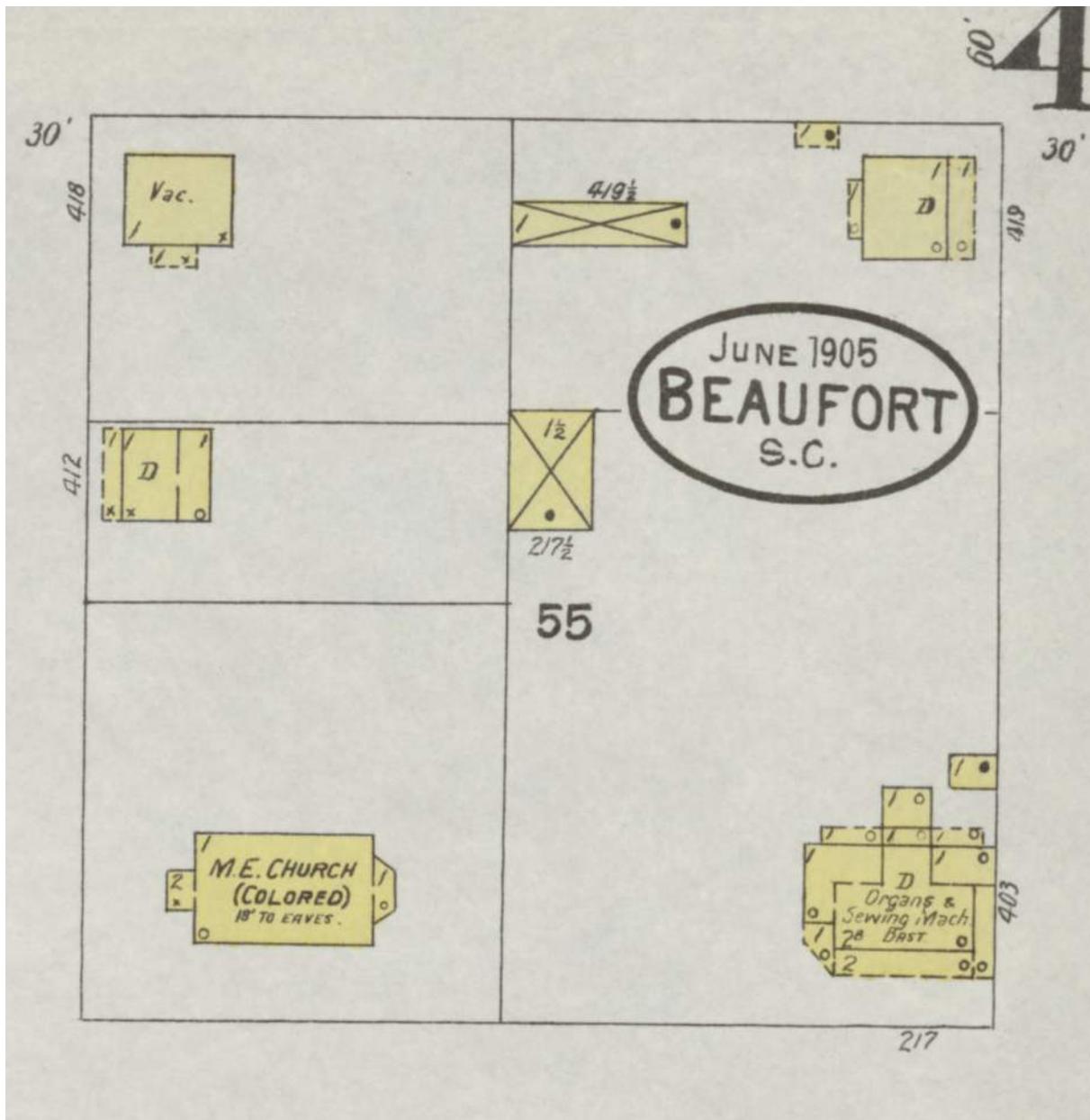
PRINCE STREET VIEWS



ADJACENT BUILDINGS



803 Prince Street 17 of 40



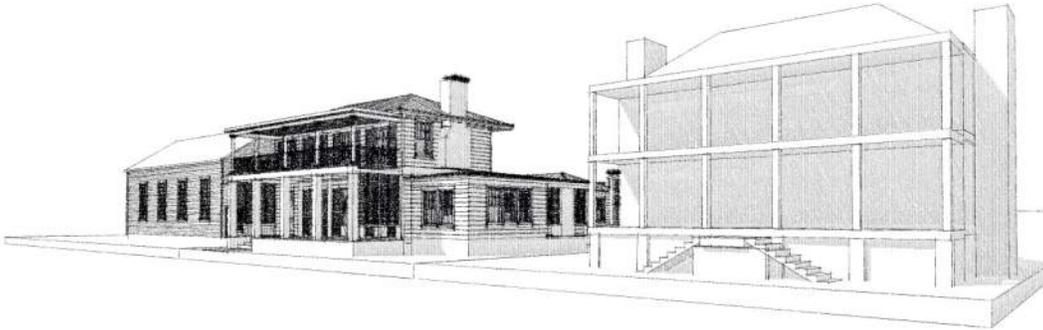
SANBORN 1905



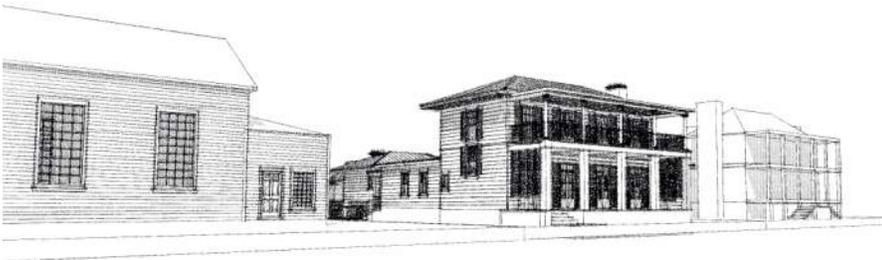
SITE FROM DUKE STREET



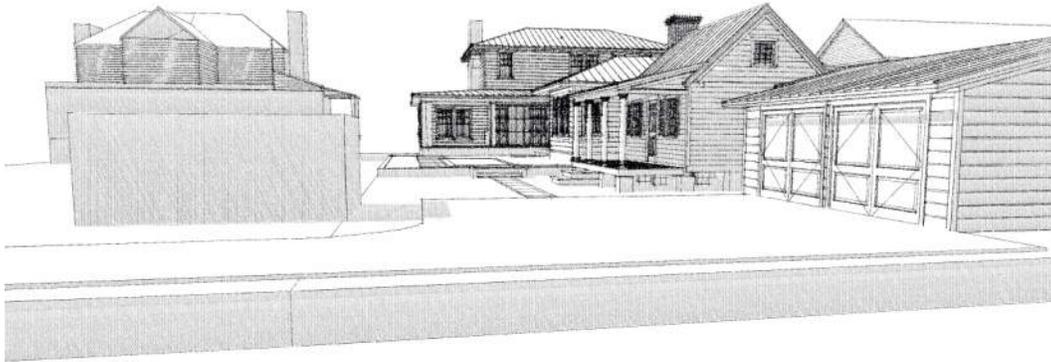
SITE FROM WEST STREET



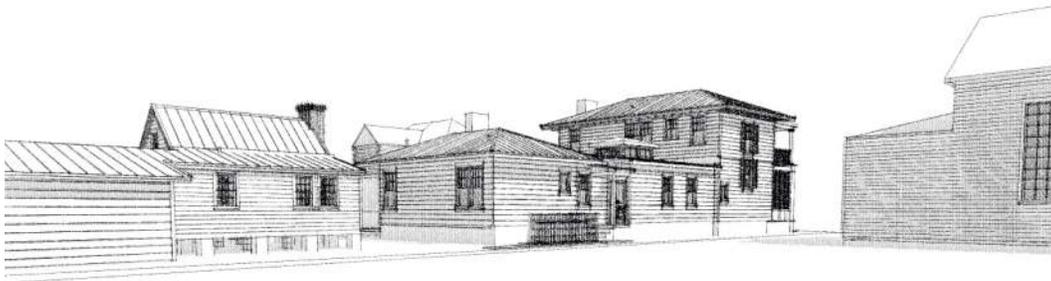
CONCEPT SKETCH



CONCEPT SKETCH

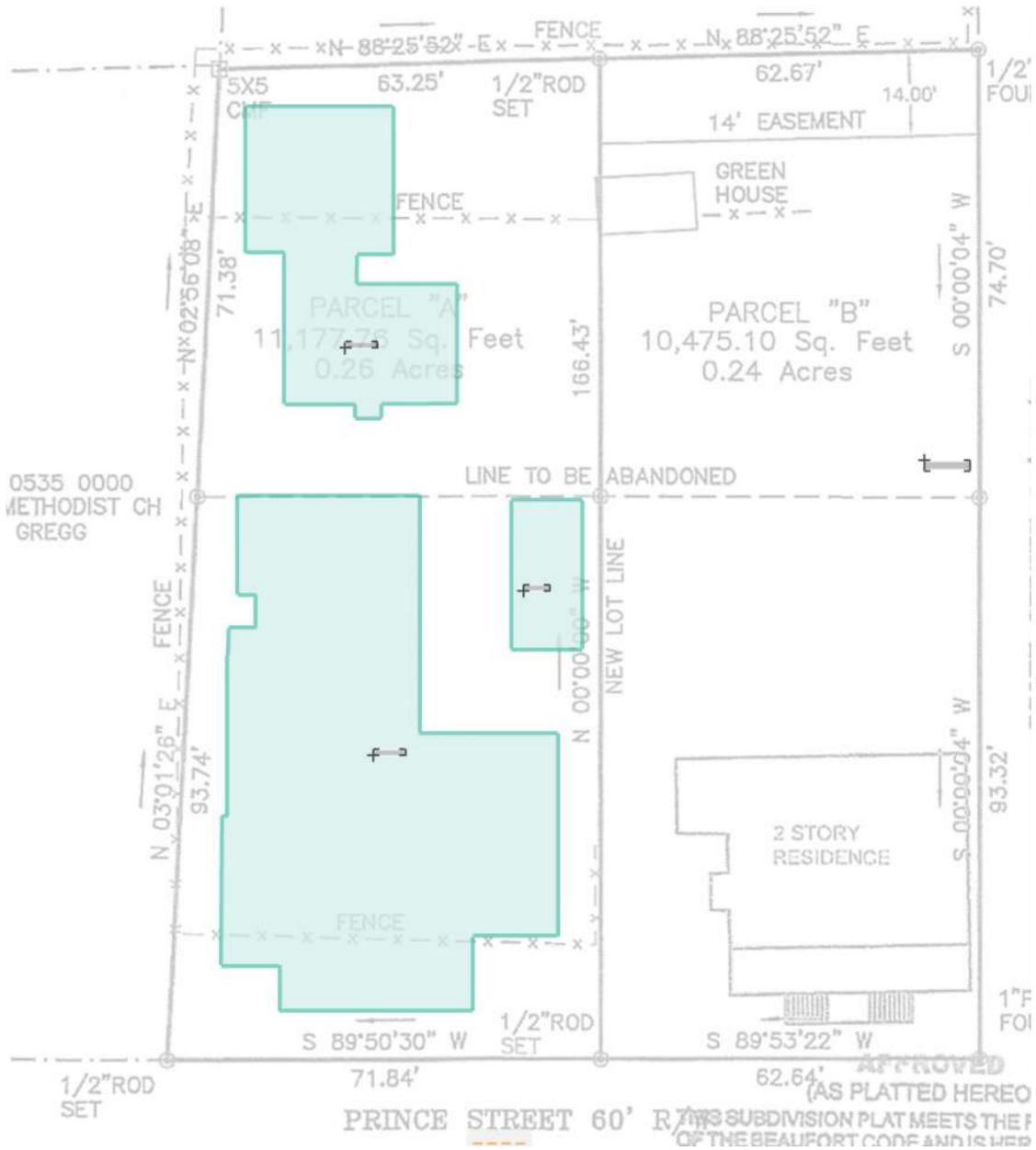


CONCEPT SKETCH



CONCEPT SKETCH

Coverage Garphic



2.4: DISTRICT DEVELOPMENT STANDARDS

2.4.1 TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	75 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	9,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	30% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	100%
4. Frontage Build-Out ²	n/a	n/a	75% max	60% min; 85% max	75% min	60% min
¹ This percentage indicates maximum lot coverage by roofs; total impervious coverage may be in additional 10%. Parcel may also be subject to Section 8.3 (Stormwater). ² See Section 2.5.1.8 for additional frontage build-out standards.						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; for infill lots also see Section 2.5.2	20 ft min	15 ft min	average Prevailing Setback on block	0 ft min	0 ft min	0 ft min
	No max	30 ft max ³		15 ft max	max. Prevailing Setback on block	15 ft max
2. Side Setback - Corner /Alley	15 ft min	6 ft min	5 ft min	0 ft min	0 ft min	0 ft min
	No max	No max	No max	10 ft max	15 ft max	15 ft max
3. Side Setback - Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport Setback (from front facade) ^{5,6}	5 ft min	5 ft min	attached garages shall only be accessed via an alley; garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements						
1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carrage House); see item 6 below for setback for detached garage doors					
2. Side Setback - Corner /Alley ⁵	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) ³	5 ft min	20 ft min	20 ft min	20 ft min	shall be located behind primary building and accessed via alley or side street ⁷	
³ When lot width is 75 ft or greater, there is no maximum front setback. ⁴ Garage doors shall be 15 ft min from alley centerline. ⁵ In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way. ⁶ The Battery Shores and Islands of Beaufort neighborhoods are exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard. ⁷ Also see Section 2.5.7 (Street Access Standards).						
D. BUILDING FORM						
1. Primary Building Height - see Section 2.6	No min	No min	No min	2 stories min ⁸	2 stories min	2 stories min ⁸
	2.5 stories max	2.5 stories max	3 stories max	4 stories max; 8.5 stories max in & fronting Historic District & interior lots along Allison Rd.	3 stories max at property line, see 2.6.1.G	5 stories max; 3.5 stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max
3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max ⁹	160 ft max ⁹
⁸ 2 stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3 ⁹ Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.						
E. PARKING PAD LOCATION - there are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions						
1. Front Setback	there are no parking setbacks, however, driveways shall be located to the side of the lot/primary structure except on waterfront lots meeting the conditions stated in 2.5.4.		40 ft min	40 ft min	40 ft min	40 ft min
2. Side Setback - Corner			5 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback			5 ft min	5 ft min	0 ft min	0 ft min

Adopted - June 27, 2017 | Amended July 10, 2018

The Beaufort, SC Code | 15

PROJECT DATA:

OWNER: CATALDO BEAUFORT, S.C.

PROJECT DESCRIPTION: SINGLE STORY RESIDENT
THIS PROPERTY IS LOCATED IN "X" ZONE.

FLOOD ELEVATION IS N/A

BUILDING CODE: IRC 2021

SQUARE FOOTAGE: 2284 S.F. FIRST FLOOR HEATED
MAIN DWELLING: 824 s.f. SECOND FLOOR
PORCHES: 3108 TOTAL HEATED
423 SOUTH, 413 NORTH, 423 SECOND FLOOR

GARAGE EXISTING BUILDING: 598 S.F.
613 S.F. (INCLUDES PORCH)

BUILDING USE AND OCCUPANCY: R

BUILDING TYPE: VB

ALLOWABLE AREA: n/a

OCCUPANT LOAD: n/a

CITY OF BEAUFORT

SETBACKS: SIDE - 6
REAR-10

HEIGHT

LOT COVERAGE: Site 11,255.5 s.f.
TOTAL BUILDING COVERAGE 4331
POOL: 220
MISC PAVED AREAS: 300
TOTAL: 4851= 43%

2 Code Information

SCALE: 1/4" = 1'-0"

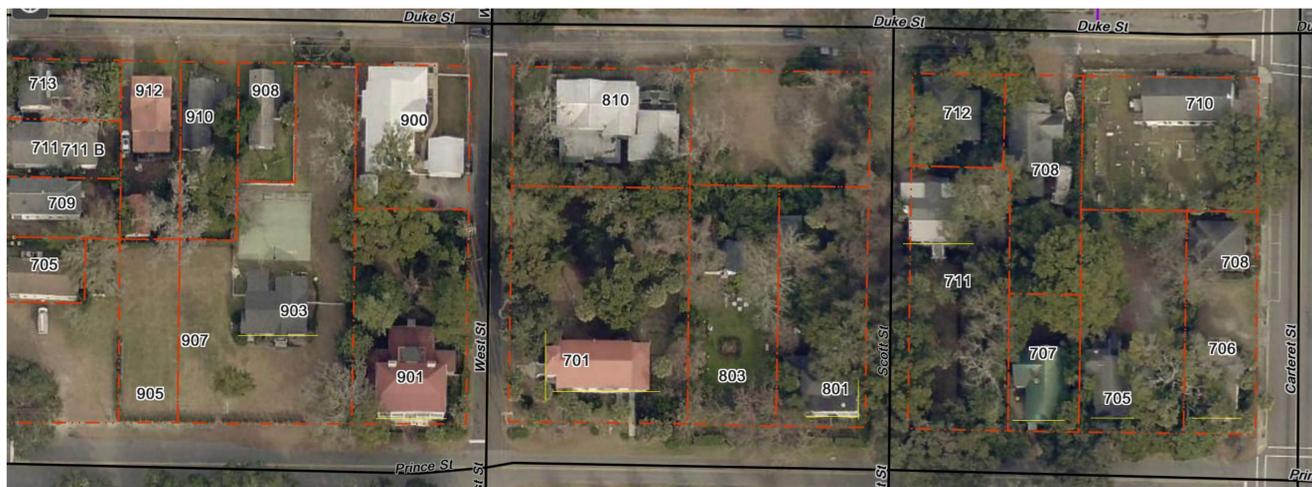
4 CODE STANDARD

SCALE: 1" = 1'-0"



803 Prince Street 25 of 40

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House Prince Street Beaufort SC 29902 USA	6/22/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	Permit Set
	CONCEPT PLANS		Cover Sheet	DRAWING NO. G-001 SHEET 1 OF 30



4 PRINCE STREET
SCALE: 1" = 1'-0"



2 PDF 1905 4
SCALE: 1" = 1'-0"

3 PDF 1905 Sanborn 6
SCALE: 1" = 1'-0"

803 Prince Street 26 of 40

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL LAND SURVEYOR
GASQUE & ASSOCIATES, INC.
No. 000192

GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1798

DUKE ST
WEST ST
SCOTT ST
PRINCE ST

R120 004 000 0533 0000 MATTHEWS EUGENE MCCOLLOUGH ROOSEVELT COUNTS SERETHA ETAL TRUST
R120 004 000 0534 0000 MATTHEWS EUGENE MCCOLLOUGH ROOSEVELT COUNTS SERETHA ETAL TRUST

VICINITY MAP NOT TO SCALE

PARCEL "A" 11,177.76 Sq. Feet 0.26 Acres
PARCEL "B" 10,475.10 Sq. Feet 0.24 Acres

2 STORY RESIDENCE

PRINCE STREET 60' R/W (AS PLATTED HEREON)
SCOTT STREET 30' R/W

LOT LINE REVISION PREPARED FOR
CITY OF BEAUFORT PLANNING DEPARTMENT
1911 BOUNDARY STREET
BEAUFORT, SC 29902

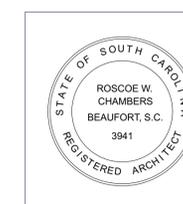
MICHAEL P. RAINEY
BEING A PORTION OF BLOCK 55 CITY OF BEAUFORT AS SHOWN ON A PLAT BY DAVID E. GASQUE DATED JUNE 14, 1991 RECORDED IN DEED BOOK 486, PAGE 1175 BEAUFORT COUNTY R.M.C. OFFICE
LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY SOUTH CAROLINA
TAX MAP R120 004 000 0536B & 0536

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D DATED 08/25/86
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO MICHAEL P. RAINEY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

DAVID E. GASQUE, R.L.S. # 51387
S.C. REGISTRATION NUMBER-19988 FRANK A. DSONOFF
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

SCALE: 1"=30' DATE: 9/19/2019



Checked	Drawn RWC	Project Title	Date
Proj. No.	Checked	Cataldo House Prince Street Beaufort SC 29902 USA	6/23/22
R.W.CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title	Sanborn/Closing Plat	Permit Set
CONCEPT PLANS			DRAWING NO. G-002 SHEET 2 OF 30



LOCATION MAP (N.T.S.)

- NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - 10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "B" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 005 D. DATED 09/29/86
 - 11.) CONTOUR INTERVAL IS 1'.
 - 12.) VERTICAL DATUM IS 1929 NGVD.

- REFERENCES:**
- 1.) T.M.S. R120 004 000 0536 0000
 - 2.) PLAT BY DAVID E. GASQUE DATED 9/19/2019 PLAT BOOK 153 PAGE 40 BEAUFORT COUNTY R.M.C. OFFICE



LEGEND OF SYMBOLS & ABBREVIATIONS

CO	FIRE HYDRANT	MVM	MAIN VALVE MONUMENT
PP	CLEAN OUT	MH	MANHOLE
TP	POWER POLE	GW	GUY WIRE
FO	TELEPHONE PEDESTAL	CB	CABLE BOX
WV	FIBER OPTIC STUB	OE	OVERHEAD POWERLINE
	WATER VALVE		EDGE OF PAVEMENT
	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2" ROD SET		GAS LINE
			CENTER LINE
			CONTOUR LINE
	TREE SIZE & TYPE		
			ELEVATION

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HM	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Cordia spp.
WX	WAX MYRTLE	Myrica carifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapum sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GUM	SWEETGUM	Nyssa sylvatica
HO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CRK	CRAB APPLE	Malus sylvestris
MIL	MILBERRY	Morus
MM	MIAMOSA TREE	Albizia julibrissin
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus coccinea
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifolium
WIL	MILLOW TREE	Salix alba
TU	TUPELO	Nyssa junonensis
CHB	CHINABERRY	Melia azadirach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT GROUND HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE. MOST TREE LOCATIONS THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

TREES TO BE REMOVED

REMOVE ALL IN THIS CLUSTER EXCEPT FOR PALMETTOS

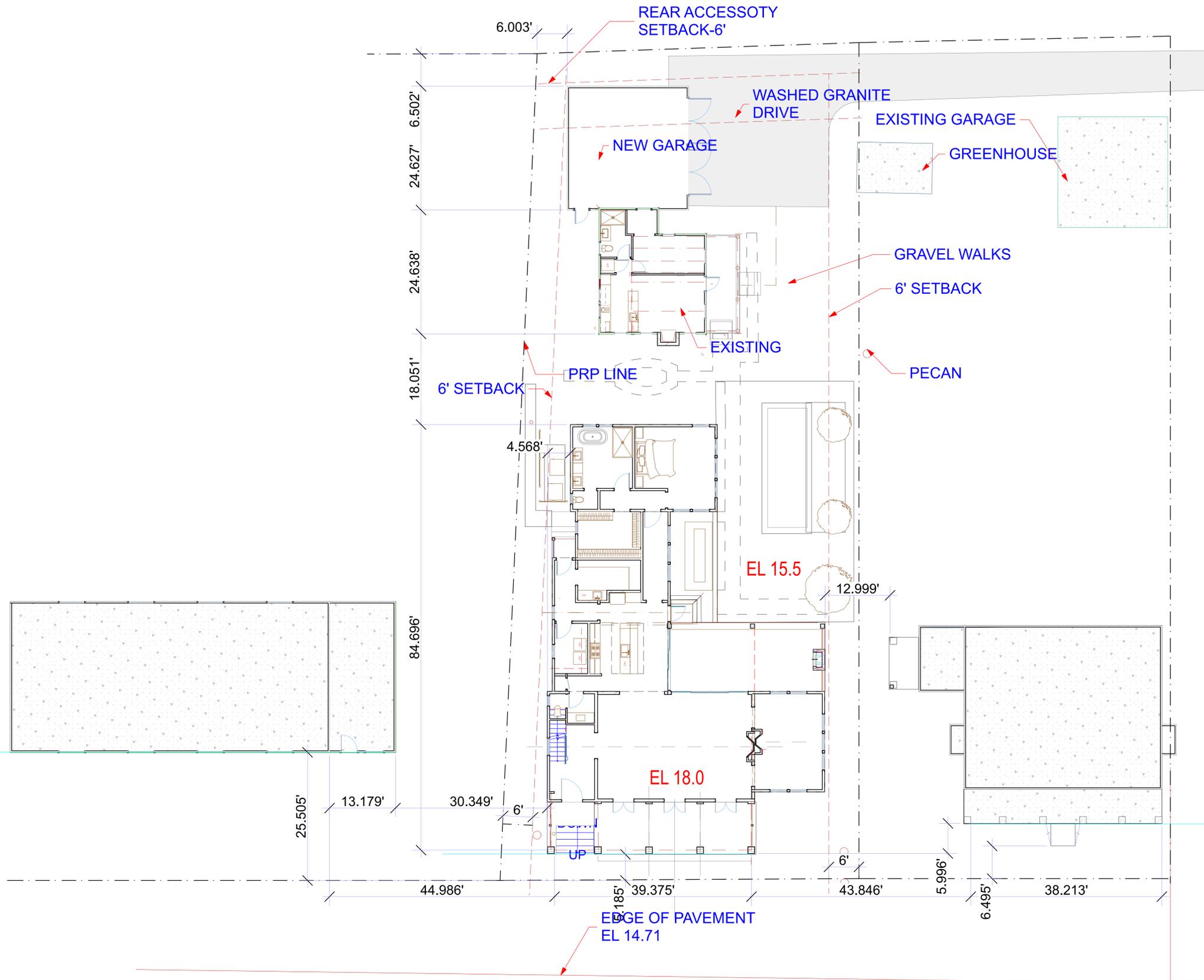
**TREE AND TOPOGRAPHICAL SURVEY
PARCEL "A" A PORTION OF BLOCK 55
PREPARED FOR
JOHN W. CATALDO
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA**

DATE 12/10/2020 SCALE 1"=10'

GASQUE & ASSOCIATES INC.
LAND SURVEYORS · PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

David E. Gasque, R.L.S.
S.C. Registration Number 10506
12-20-21

803 Prince Street 27 of 40



1

Architectural Site Plan

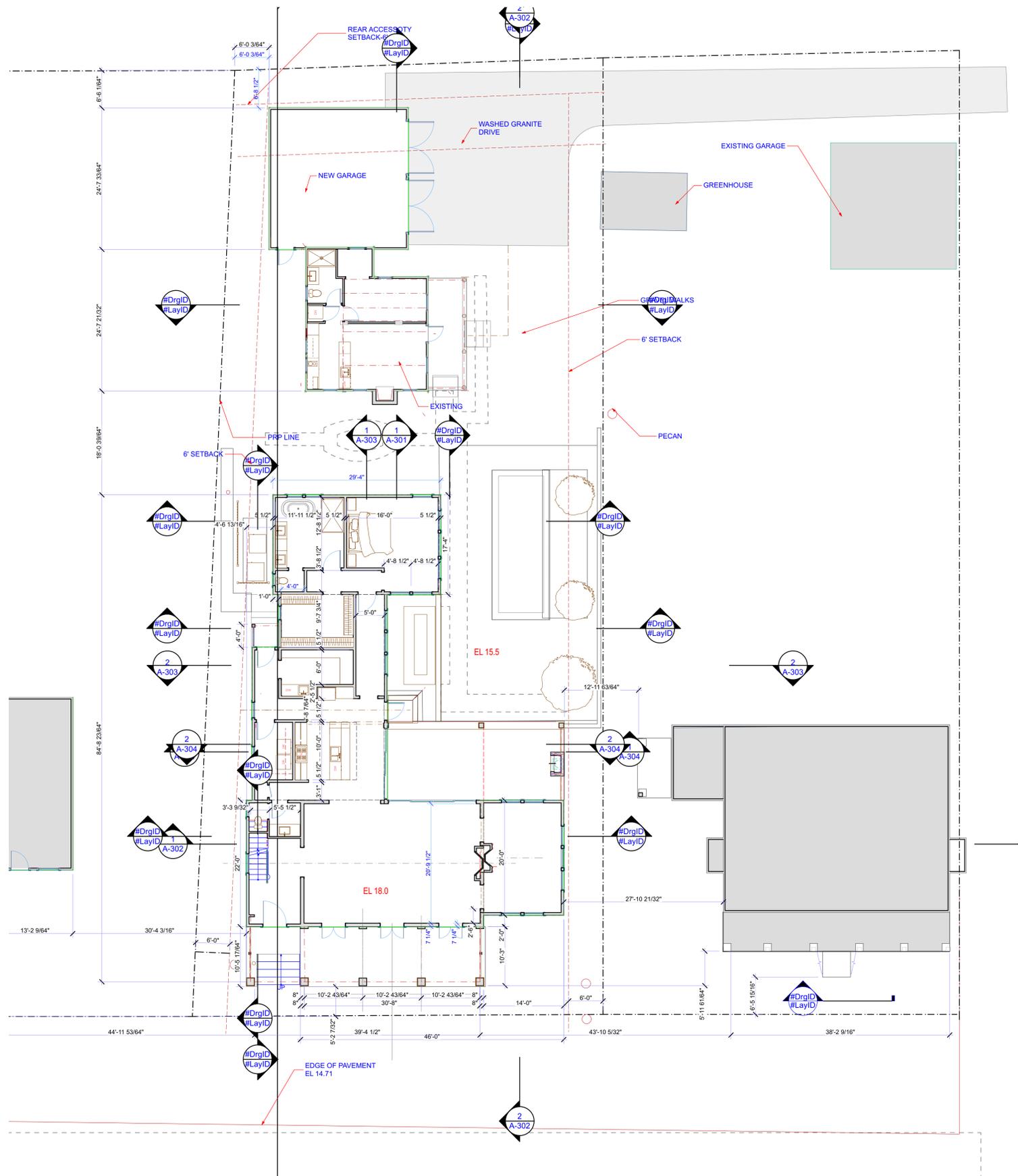
SCALE: 1" = 10'



803 Prince Street 28 of 40



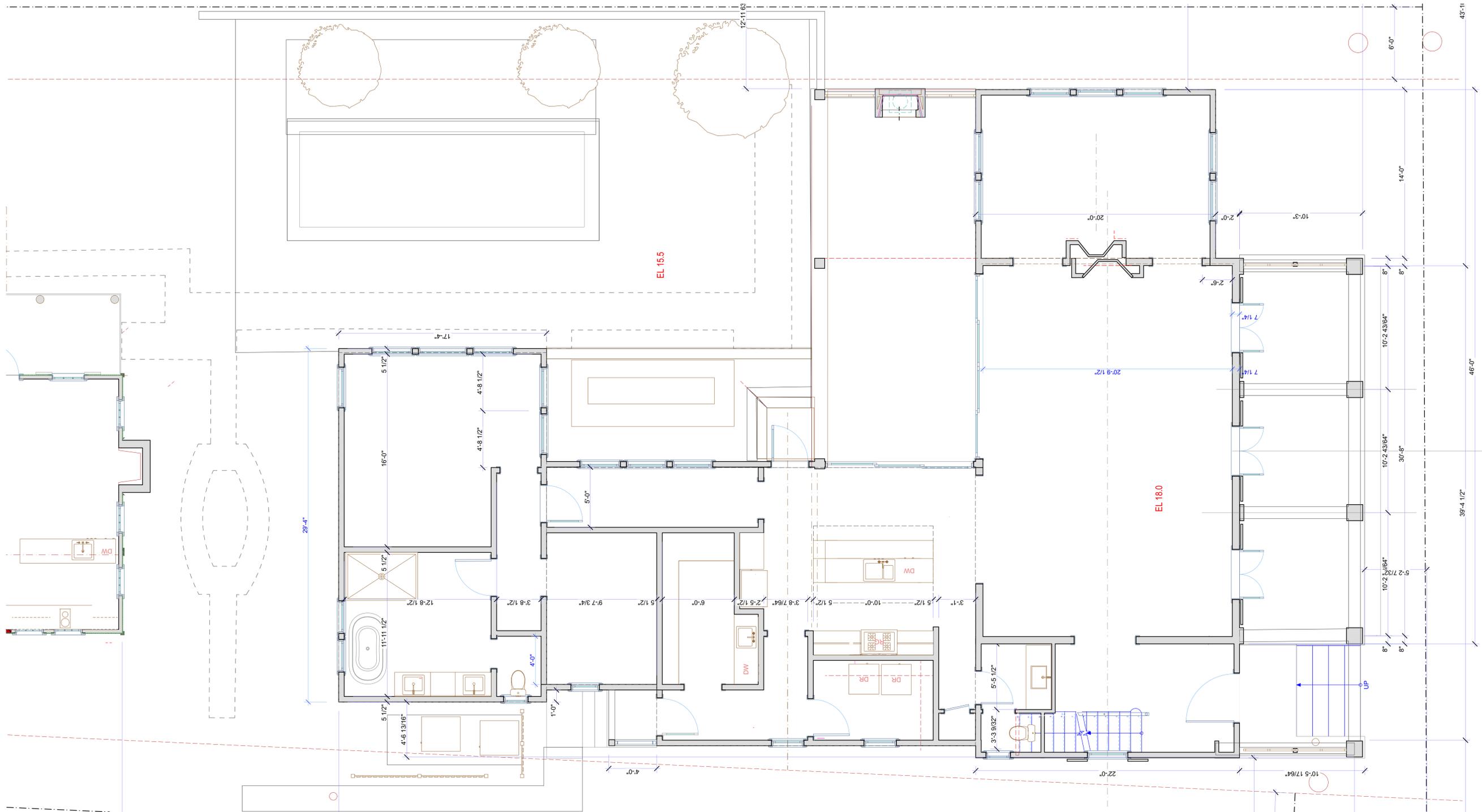
Checked	Drawn RWC	Project Title	Date
Proj. No.	Checked	Cataldo House Prince Street Beaufort SC 29902 USA	6/22/22
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	Permit Set
CONCEPT PLANS		Architectural Site Plan	DRAWING NO. AS-002
			SHEET 4 OF 30



1 Overall First Floor
SCALE: 1" = 10'

803 Prince Street 29 of 40

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House Prince Street Beaufort SC 29902 USA	6/22/22
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title		Permit Set	
CONCEPT PLANS	Overall First Floor Plan		DRAWING NO. A-102	
			SHEET 6 OF 30	

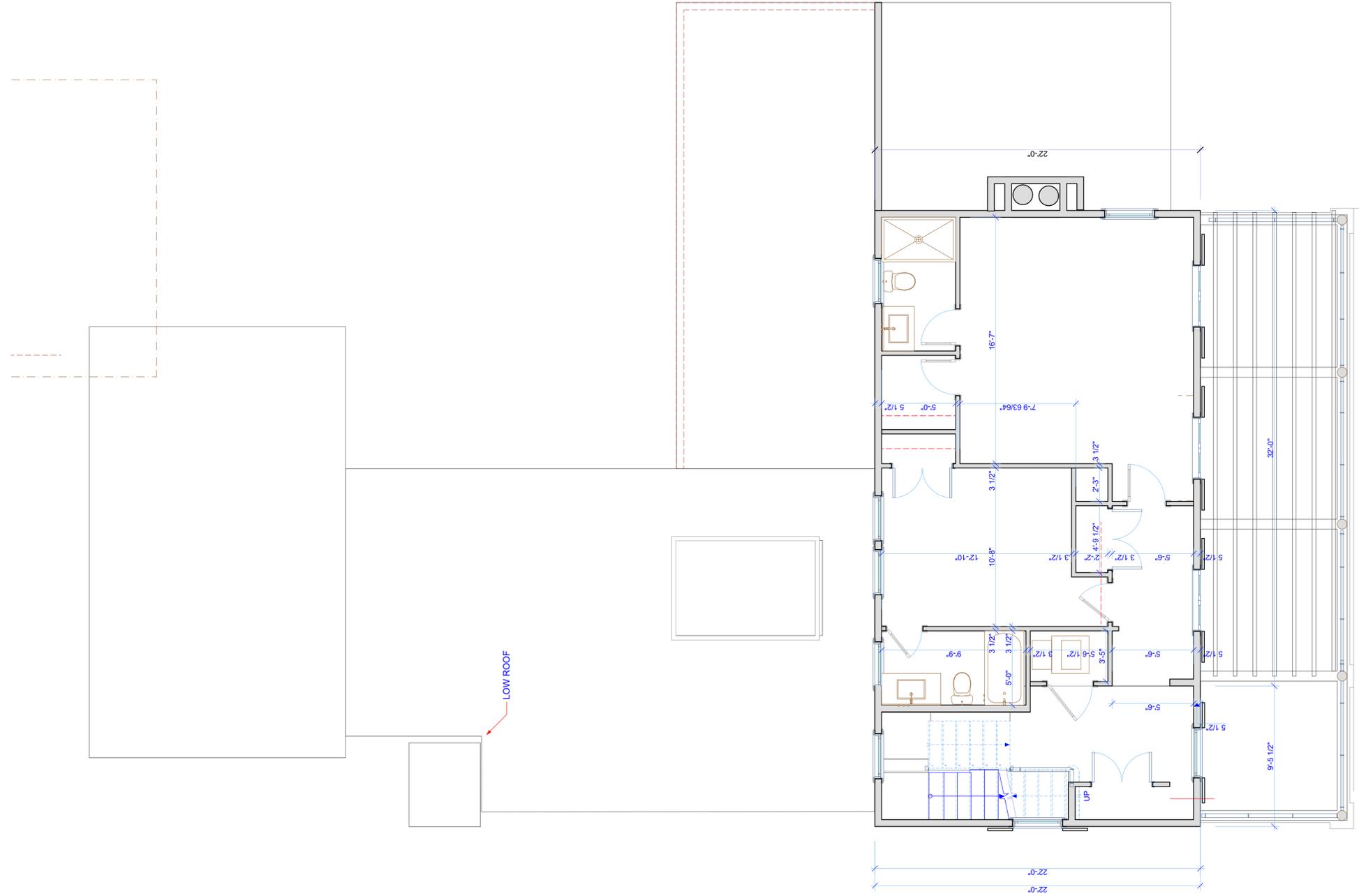


803 Prince Street 30 of 40

1
A-103
First Floor Plan
SCALE: 1/4" = 1'-0"



	Checked	Drawn RWC	Project Title Cataldo House Prince Street Beaufort SC 29902 USA	Date 6/22/22
	Proj. No.	Checked		Drawing Title First Floor Plan
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000			CONCEPT PLANS	



NOTES:
 1. TRUSSES SHOWN FOR RI
 TRUSSES MANF. TO PROVID
 BASE BEARING POINTS IS
 2. GARAGE BASE IS LOWER

803 Prince Street 31 of 40

1 Second Floor

SCALE: 1/4" = 1'-0"

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House Prince Street Beaufort SC 29902 USA	6/22/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	Permit Set
	CONCEPT PLANS		Second Floor Plan	DRAWING NO. A-104 SHEET 8 OF 30



1 South Elevation
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"

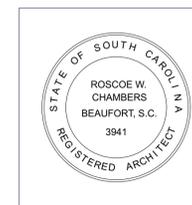


3 North Elevation
SCALE: 1/8" = 1'-0"

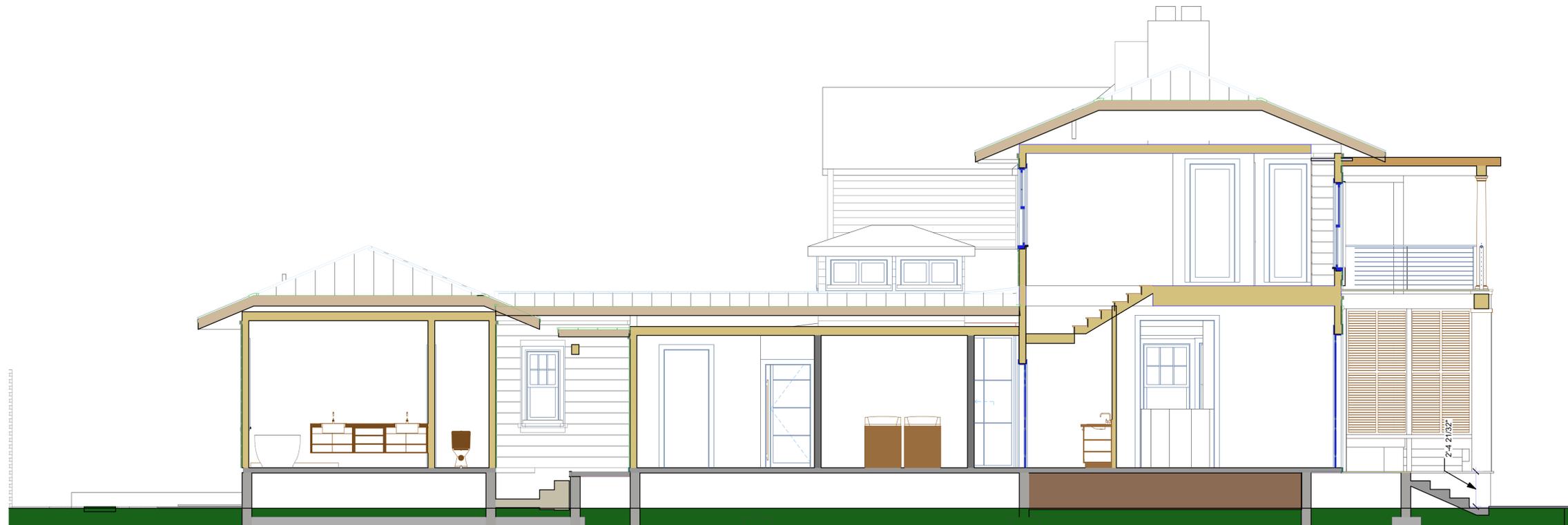


4 East Elevation
SCALE: 1/8" = 1'-0"

803 Prince Street 32 of 40

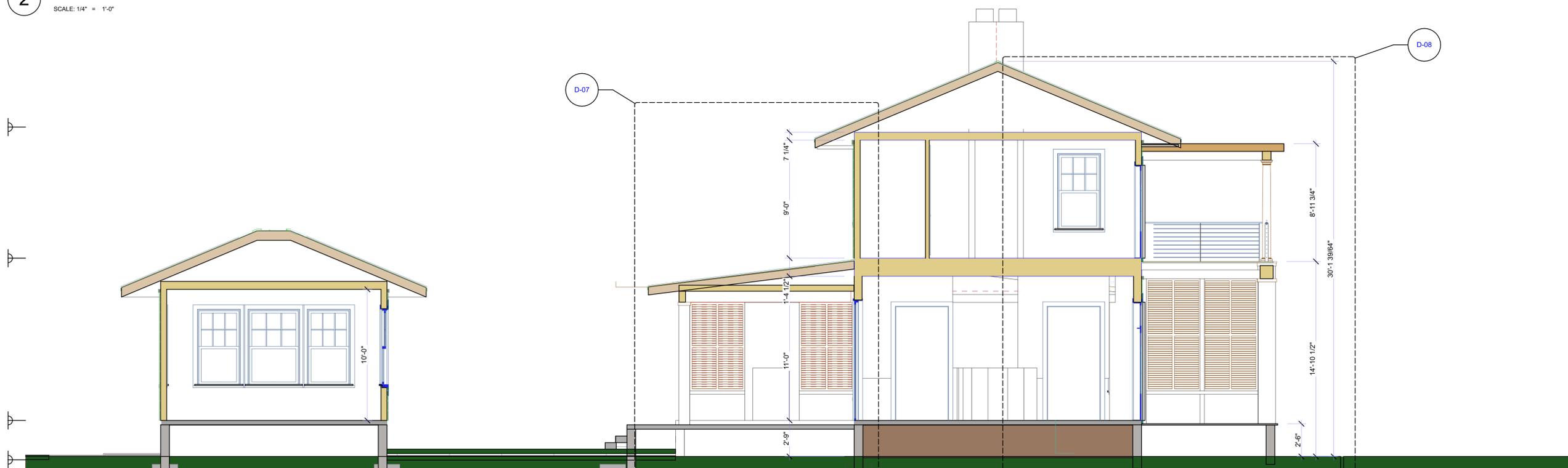


Checked	Drawn RWC	Project Title	Date
Proj. No.	Checked	Cataldo House Prince Street Beaufort SC 29902 USA	6/22/22
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title	Exterior Elevations	Permit Set
CONCEPT PLANS			DRAWING NO. A-201 SHEET 12 OF 30



2 Building Section Stair

SCALE: 1/4" = 1'-0"



1 Building Section Living Room

SCALE: 1/4" = 1'-0"

803 Prince Street 33 of 40

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House Prince Street Beaufort SC 29902 USA	6/23/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	Permit Set
	CONCEPT PLANS		Building Sections	DRAWING NO. A-301 SHEET 13 OF 30



2 Building Section - Site

SCALE: 1/8" = 1'-0"

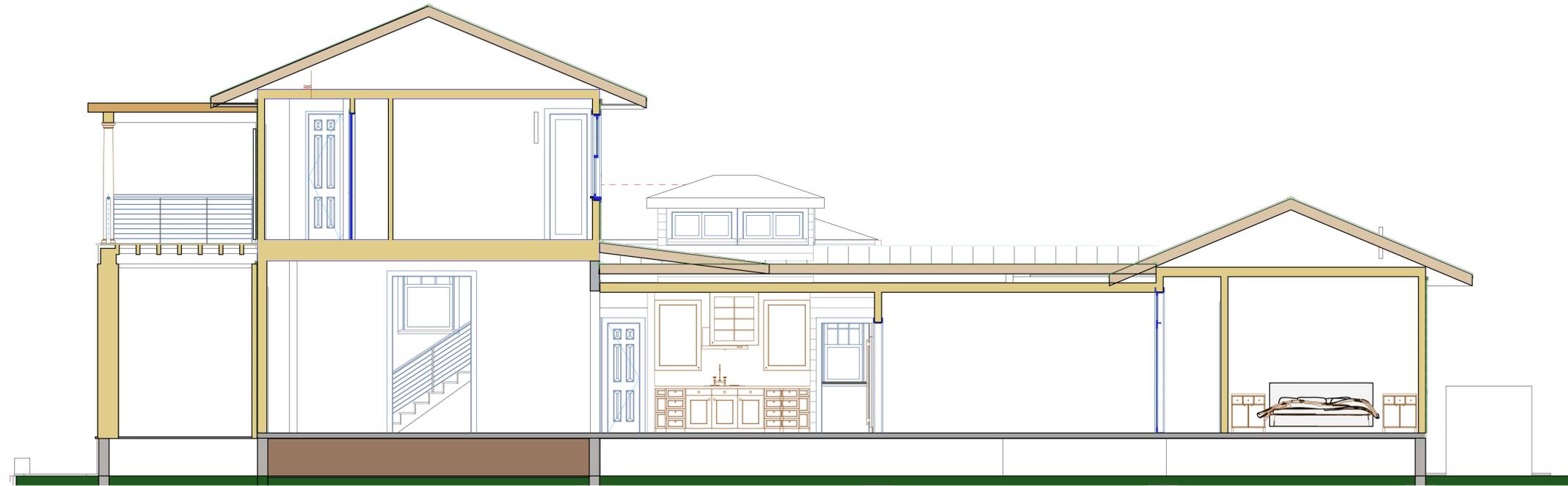


1 Building Section -longitudinal

SCALE: 1/4" = 1'-0"

803 Prince Street 34 of 40

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House Prince Street Beaufort SC 29902 USA	6/23/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	Permit Set
	CONCEPT PLANS		Building Sections	DRAWING NO. A-302 SHEET 14 OF 30



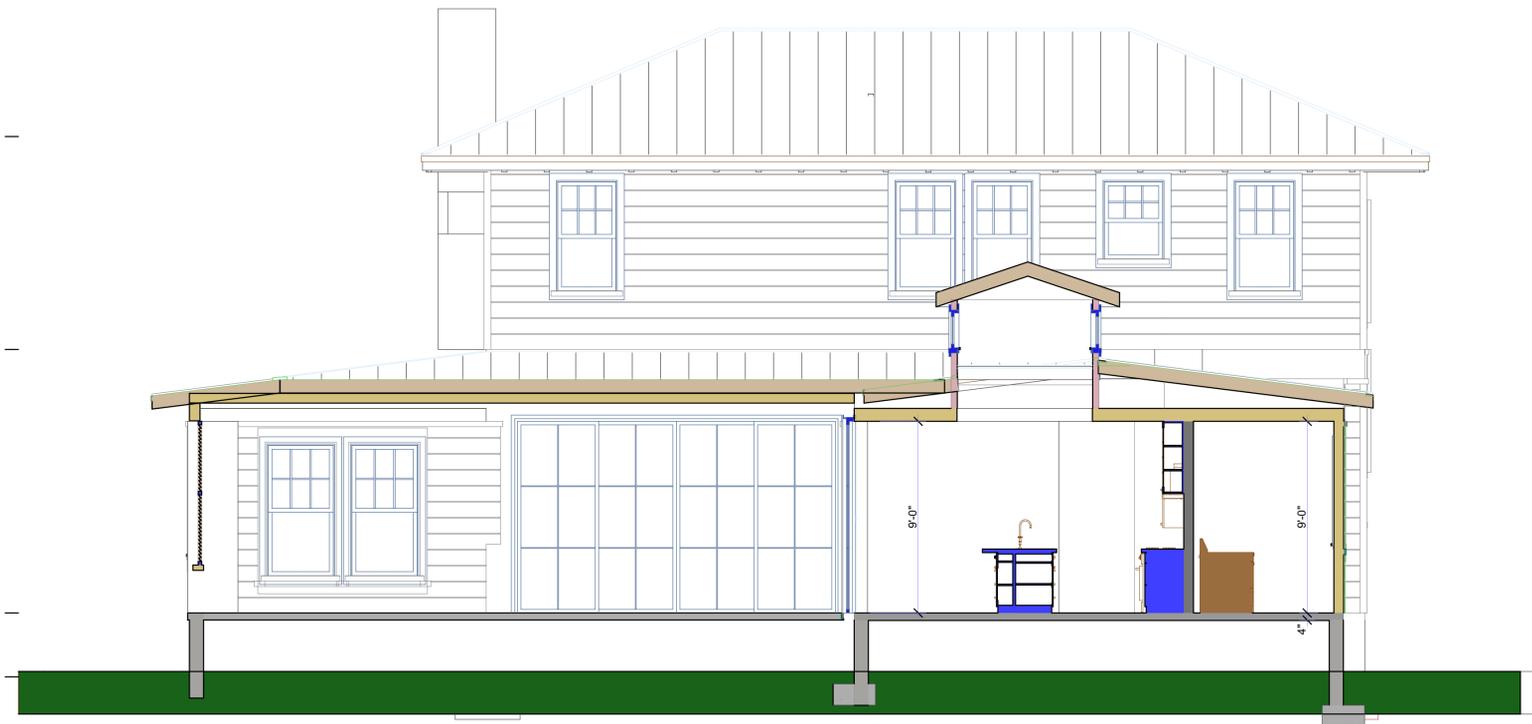
1 Building Section Master Bedroom
SCALE: 1/4" = 1'-0"



2 Building Section thru Hall
SCALE: 1/4" = 1'-0"

803 Prince Street 35 of 40

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House Prince Street Beaufort SC 29902 USA	6/23/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	Permit Set
	CONCEPT PLANS		Building Sections	DRAWING NO. A-303 SHEET 15 OF 30



2 Building Section Kitchen south
SCALE: 1/4" = 1'-0"



1 Building Section Kitchen
SCALE: 1/4" = 1'-0"

803 Prince Street 36 of 40

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House Prince Street Beaufort SC 29902 USA	6/22/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	Permit Set
	CONCEPT PLANS		Building Sections	DRAWING NO. A-304 SHEET 16 OF 30



5 Generic Perspective (13)

SCALE: 1/4" = 1'-0"

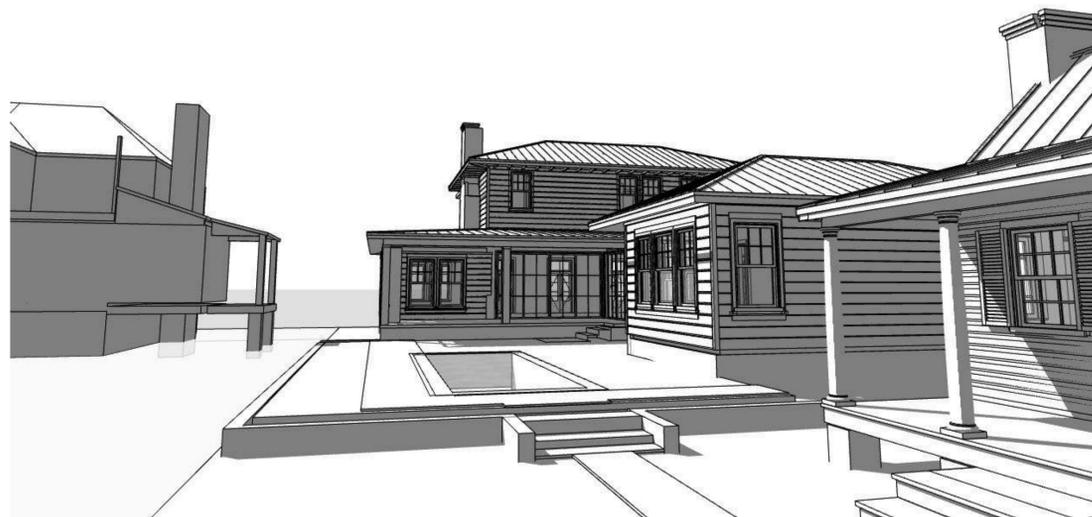


1 Generic Perspective
SCALE: 1:76.729



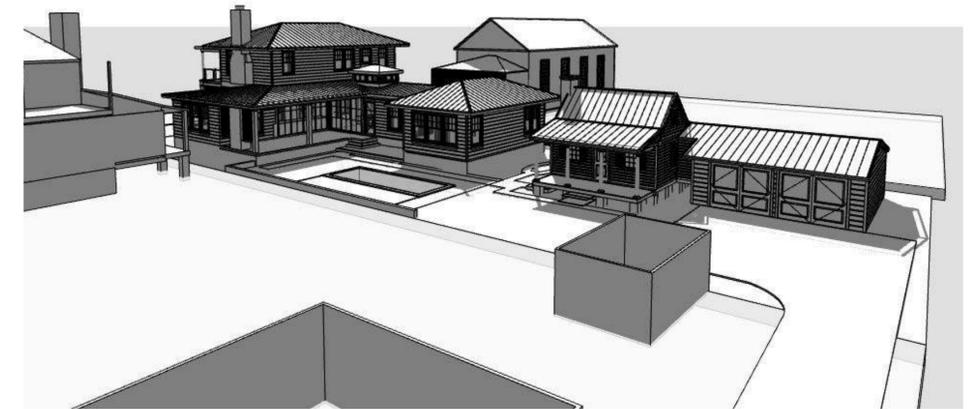
3 Generic Perspective (6)

SCALE: 1:54.121



4 Generic Perspective (12)

SCALE: 1:65.939



2 Generic Perspective

SCALE: 1:58.856

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House Prince Street Beaufort SC 29902 USA	6/22/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	Permit Set
	CONCEPT PLANS		Concept Sketches	DRAWING NO. A-901 SHEET 29 OF 30



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 July 2022

1 SUMMARY OF REQUEST

803 Prince Street, New Construction

The applicant is requesting conceptual approval for new construction of a single-family residence at 803 Prince Street.

This property is in the Historic Preservation Neighborhood.

Background: This is the first application received for this new construction project.

2 FACTS

Property Address:	803 Prince Street
Parcel ID:	R120 004 000 0536 0000
Case Number:	22-39 HRB.1
Applicant:	Bill Chambers, Architect
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front* —Average prevailing setback on block
 - *Rear setback* – 15' min. h
 - *Side Corner/Alley* – 5' min.
 - *Side Interior* – 6' min., 10' min. in The Point
- **Lot Width at Front Setback:** 40' min., 60' min. in The Point
- **Lot Size:** 4,000 sf min., 6,000 sf min. in The Point
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed for total impervious coverage.
- **Frontage Build-Out:** 75% max.
- **Maximum Building Height:** 3 stories max.

References:

Beaufort Code
Beaufort Preservation Manual
Beaufort Preservation Manual Supplement
Secretary of the Interior's Standards for Treatment of Historic Properties

3 STAFF COMMENTS

Staff Acknowledgements

- An existing previously relocated non-historic cottage is located towards the rear of the property. A new garage addition is to be added to this cottage.

Staff Conditions

1. Applicant to ensure that the proposed HVAC will not encroach into the west 6' side yard setback.
2. Applicant to align the front façade with the average prevailing setback on the block, as stated in Section 2.4.1.B.1 of the Beaufort Code. In this case, the average prevailing setback on the block refers to the block extending from West Street to Scott Street and includes 701 West Street (Wesley United Methodist Church) and 801 Prince Street. The new proposed structure sits too close to the street and is not in keeping with other structures on the block.
3. Per Section 2.4.1.E.3 of the Beaufort Code, the rear setback for a parking pad is 5 ft. min. The proposed "washed granite drive" encroaches past this setback. Staff recommends that the applicant remove the additional strip of pavement that extends beyond the garage north elevation line. While driveways and walkways are allowed to encroach up to 100% of the depth of any required setback (2.5.6.F), parking must be a minimum of 5' from the rear setback. The current layout of the driveway at this location appears to accommodate a parking pad and this area of the washed granite drive should be reduced to eliminate the parking pad.
4. Applicant to provide more detail for connection between the house and public right-of-way (sidewalk). The applicant notes the edge of the pavement on the site plan, but no additional detailing/landscaping is provided in this area. The landscape plan does not include the portion from the street edge to the house.
5. Applicant has noted some trees proposed to be removed on the south and west property lines. However, two trees noted on the tree and topo survey aren't marked but appear to be in the footprint of the proposed garage. Applicant to note existing trees on the site plan with building overlaid and place "X" marks over trees to be removed. Applicant to note any specimen or landmark trees that are proposed to be removed.
 - a. A 17-inch elm is proposed to be removed which is a specimen tree.
 - b. A 17-inch red cedar is proposed to be removed which is a specimen tree.
 - c. A certified arborist report is required for any specimen or landmark trees proposed to be removed.
6. Staff supports the height, scale, and mass of the proposed new construction. The applicant should take great care in the detailing of the two-story portion of the house so as not to trick viewers into thinking the house is older than it is. Applicant should detail the entire structure in a consistent architectural language to differentiate it from its historic neighbors and to ensure that it does not tell a false story of development, i.e., that it is a main structure, with porch

added to the south, and one-story addition to the rear. Generic Perspective 13 and 1 on sheet A-901 give staff concern related to a false narrative of development.

STAFF RECOMMENDATION:

Conceptual Approval with conditions noted.

Further Recommendations to Guide Applicant Beyond Conceptual:

1. *Provide a more detailed landscape plan that illustrates the proposed vegetation, labelled pervious/impervious areas, possible fencing, outdoor entertainment features, etc.*